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## AGENDA

Planning Committee Meeting to be held at  
Preston Town Hall,  
278 Gower Street Preston  
on Monday 11 May 2020 at 6.00 pm.

**Due to the current COVID-19 health crisis and associated requirements residents and interested persons are strongly encouraged to view this meeting online. Any person attending the meeting will be required to observe appropriate social distancing requirements and adhere to the directions of Council Officers in relation to Public Question Time and any submissions**



## **ACKNOWLEDGEMENT OF TRADITIONAL OWNERS AND ABORIGINAL AND TORRES STRAIT ISLANDER COMMUNITIES IN DAREBIN**

Darebin City Council acknowledges the Wurundjeri Woi-Wurrung people as the Traditional Owners and custodians of the land we now call Darebin and pays respect to their Elders, past, present and emerging.

Council pays respect to all other Aboriginal and Torres Strait Islander communities in Darebin.

Council recognises, and pays tribute to, the diverse culture, resilience and heritage of Aboriginal and Torres Strait Islander people.

We acknowledge the leadership of Aboriginal and Torres Strait Islander communities and the right to self-determination in the spirit of mutual understanding and respect.



### English

This is the Agenda for the Council Meeting. For assistance with any of the agenda items, please telephone 8470 8888.

### Arabic

هذا هو جدول اعمال اجتماع المجلس. للحصول على المساعدة في أي من بنود جدول الاعمال، يرجى الاتصال بالهاتف 8888 8470.

### Chinese

这是市议会会议议程。如需协助了解任何议项，请致电8470 8888。

### Greek

Αυτή είναι η Ημερήσια Διάταξη για τη συνεδρίαση του Δημοτικού Συμβουλίου. Για βοήθεια με οποιαδήποτε θέματα της ημερήσιας διάταξης, παρακαλείστε να καλέσετε το 8470 8888.

### Hindi

यह काउंसिल की बैठक के लिए एजेंडा है। एजेंडा के किसी भी आइटम में सहायता के लिए, कृपया 8470 8888 पर टेलीफोन करें।

### Italian

Questo è l'ordine del giorno della riunione del Comune. Per assistenza con qualsiasi punto all'ordine del giorno, si prega di chiamare il numero 8470 8888.

### Macedonian

Ова е Дневниот ред за состанокот на Општинскиот одбор. За помош во врска со која и да било точка од дневниот ред, ве молиме телефонирајте на 8470 8888.

### Nepali

यो परिषद्को बैठकको एजेन्डा हो। एजेन्डाका कुनै पनि वस्तुसम्बन्धी सहायताका लागि कृपया 8470 8888 मा कल गर्नुहोस्।

### Punjabi

ਇਹ ਕੌਂਸਲ ਦੀ ਮੀਟਿੰਗ ਵਾਸਤੇ ਏਜੰਡਾ ਹੈ। ਏਜੰਡੇ ਦੀਆਂ ਕਿਸੇ ਵੀ ਆਈਟਮਾਂ ਸੰਬੰਧੀ ਸਹਾਇਤਾ ਵਾਸਤੇ, ਕਿਰਪਾ ਕਰਕੇ 8470 8888 ਨੂੰ ਟੈਲੀਫੋਨ ਕਰੋ।

### Somali

Kani waa Ajandaha Kulanka Golaha. Caawimada mid kasta oo ka mid ah qodobada laga wada hadlay, fadlan la xiriir 8470 8888.

### Spanish

Este es el Orden del día de la Reunión del Concejo. Para recibir ayuda acerca de algún tema del orden del día, llame al teléfono 8470 8888.

### Urdu

یہ کاؤنسل کی میٹنگ کا ایجنڈا ہے۔ ایجنڈے کے کسی بھی حصے کے بارے میں مدد کے لیے براہ مہربانی 8470 8888 پر فون کریں۔

### Vietnamese

Đây là Chương trình Nghị sự phiên họp Hội đồng Thành phố. Muốn có người trợ giúp mình về bất kỳ mục nào trong chương trình nghị sự, xin quý vị gọi điện thoại số 8470 8888.

# Table of Contents

Item Number	Page Number
1. MEMBERSHIP .....	1
2. APOLOGIES.....	1
3. DISCLOSURES OF CONFLICTS OF INTEREST .....	1
4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE .....	1
5. CONSIDERATION OF REPORTS .....	2
5.1 APPLICATION WITHIN THE CITY OF YARRA	
224 - 256 Heidelberg Road, Fairfield .....	2
5.2 APPLICATION TO EXTEND TWO PLANNING PERMITS	
Preston Market site (north west corner) - Cramer Street and Murray Road, Preston..	9
6. OTHER BUSINESS .....	111
6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS	111
7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL .....	112
8. CLOSE OF MEETING.....	112



# Agenda

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## 1. MEMBERSHIP

Cr. Susan Rennie (Mayor) (Chairperson)

Cr. Susanne Newton (Deputy Mayor)

Cr. Steph Amir

Cr. Gaetano Greco

Cr. Tim Laurence

Cr. Kim Le Cerf

Cr. Trent McCarthy

Cr. Lina Messina

Cr. Julie Williams

## 2. APOLOGIES

## 3. DISCLOSURES OF CONFLICTS OF INTEREST

## 4. CONFIRMATION OF THE MINUTES OF PLANNING COMMITTEE

<b>Recommendation</b>
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**That** the Minutes of the Planning Committee Meeting held on 14 April 2020 be confirmed as a correct record of business transacted.

## 5. CONSIDERATION OF REPORTS

### 5.1 APPLICATION WITHIN THE CITY OF YARRA 224 - 256 Heidelberg Road, Fairfield

**Author:** Town Planner

**Reviewed By:** General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Porta Investments Pty Ltd	Porta Investments Pty Ltd	SJB Consulting Hayball Hellier McFarland Tract Bryce Raworth Golder Associates Octave Acoustics Biosis Tree Logic Ark Resources Ratio Consultants Leigh Design Vipac Engineers and Scientists

### SUMMARY

- A planning permit has been sought in the City of Yarra for a 13 storey mixed use development
- The development involves the partial demolition of a heritage building and construction of five (5) buildings ranging in height from 7 storeys to 13 storeys (plus basement car parking and rooftop services) for 334 dwellings and 1,772 square metres commercial uses
- Council has been notified of the application by Yarra City Council because the application is on the municipal boundary with City of Darebin

### CONSULTATION:

- This application was referred internally to the City Designer, Council's Urban Designer, Council's Climate Emergency and Sustainable Transport unit and Council's Heritage Advisor

### Recommendation

**That** Council confirms the objection with the City of Yarra in regards to Planning Permit Application PLN19/092 on the grounds of:

1. The proposed development is excessive in height, results in visual bulk with a lack of building separation that, overwhelms the heritage chimney/landmark
2. The development offers poor landscaping outcomes

3. The development lacks appropriate street walls with side facades lacking articulation and visual interest

## **INTRODUCTION AND BACKGROUND**

Although this site is in the City of Yarra, because it abuts the municipal boundary, council is entitled to be notified of the application under Section 52(1)(b) of the Planning and Environment Act. Council received the notice of Planning Permit Application PLN19/0912 on the 19 March 2020.

Council has lodged an initial objection with the Yarra City Council on the 17 April 2020 to ensure Council is part of the proceedings.

## **ISSUES AND DISCUSSION**

This application has the potential to influence future decisions Council or VCAT may make with respect to future planning permit applications on the Darebin side of Heidelberg Road. The assessment in this report takes a Darebin perspective in terms of the development impact on adjoining areas in the City of Darebin and does not seek to replicate assessment work that is the role of the responsible authority being the City of Yarra.

Further, Clause 21.02 of the Darebin Planning Scheme lists the preparation and implementation of an Urban Design Framework and guidelines for the Heidelberg Road corridor as further strategic work to be undertaken. This work has commenced and this application could be prejudicial to the preferred outcomes of any future building design and height requirements applied in the City of Darebin.

### ***Heidelberg Road context***

Heidelberg Road is the shared municipal boundary between the City of Darebin and City of Yarra. Darebin City Council has undertaken collaborative work with Yarra City Council with the aim of each Council producing their own built form controls that will provide a cohesive approach to development along Heidelberg Road. This collaborative work has produced the joint Heidelberg Road Background Issues and Discussion Paper, and the Heidelberg Road Corridor Local Area Plan.

Darebin Council's project work to develop a Built Form Framework for the northern side of Heidelberg Road is currently underway. This is intended to lead to future planning controls.

Yarra City Council's project work is further advanced (than Darebin's), and they have adopted the Heidelberg Road Built Form Framework (February 2020), and requested interim planning controls from the Planning Minister. This request is yet to be considered by the Minister for Planning. These interim controls include DDO18 Heidelberg Road Precincts, as well as heritage overlays. The interim controls and supporting documents are noted as not yet implemented into the planning scheme but are referred to as guidance in considering the proposed development.

### ***Scale, massing & appearance***

Yarra's DDO18 seeks a new mid-rise contemporary character providing a mix of building heights and forms with building separation providing internal amenity, a prominent street wall on Heidelberg Road and a transition in building scale towards the adjacent parklands in Precinct 1.

DDO18 seeks a maximum height of 27.2m (approx. 8 storeys) on the site. The Built Form Framework scenario tested maximum building heights of 8, 10 and 12 storeys, with 8 storeys found to be the optimum outcome, creating adequate street enclosure but avoiding dominating the streetscape. At 13 storeys, the proposal would be overly tall in its context and should be reduced in scale.

The proposal would provide a transition of scale towards the park interface, stepping down from 13 storeys to a sheer 7 storey facade at the park edge. However, an overall reduction in scale, along with the incorporation of a 4 storey façade to the park, as sought by DDO18, would provide a more suitable design response. The application documents fail to provide a strong rationale for the proposed heights being different to what the DDO is recommending.

Along with the height of the proposed buildings, the relative placement of their building footprints, and separation between forms would exacerbate the bulk of the proposal. The project render drawings illustrate the view at the termination of Jeffery Street, from Fairfield Park looking north-west, and along Heidelberg Road from the west, these show little or no separation between building forms in longer range views. This is an undesirable built form outcome and our assessment is that the building mass should be punctuated by clear gaps.

DDO18 also seeks to ensure development responds to heritage fabric through recessive upper level development, a transition in scale from taller building forms towards the interface with heritage buildings and retains the prominence and key view lines to the former Porta chimney and heritage factory.

A tall, sheer 10 storey form is proposed adjacent to views of the chimney on Heidelberg Road. Along with the backdrop of the 10 storey Building D, this would seem to overwhelm the local landmark heritage element. The heritage chimney is lost amidst this huge mass. The Built Form Framework seeks setbacks from, and transitions of scale to, the heritage elements on the site. The relationship of proposed forms should be reconsidered, in terms of their relative scale and adequate setbacks, to ensure the continued prominence of heritage elements. The chimney is a landmark and the proximity of the proposed development diminishes the visual importance that the chimney provides to this local context.

Oblique views of the proposal along Heidelberg Road, and from parkland, show expanses of concrete facades with a 'flank wall' appearance. Given the context of the site, and the proposal's much taller scale than its surrounds, it would be readily visible and generally seen 'in the round'. Greater visual interest could be considered for these elements.

#### ***Street interface form & street activation.***

DDO18 seeks to ensure development improves the landscape quality, openness and pedestrian amenity along Heidelberg Road, providing passive surveillance and activated pedestrian-orientated facades.

DDO18 seeks a 3m setback from Heidelberg Road and Yarra Bend Road, however the proposed building footprints would generally extend to the site boundaries. See point below in Site Layout.

The Built Form Framework tested various scenarios for street wall height, with a varied 6 storey street wall considered most suited to balancing the width of Heidelberg Road. Building B, to the north-west corner of the site, generally rises with a sheer form to 13 storeys. This form would appear overly dominant in the Heidelberg Road streetscape and would benefit from moderation of the building envelope at the street interfaces.

Proposed street facing uses to Heidelberg Road include an Office, Retail Premises and Commercial Display Area, indicating potential for active frontage.

A vehicle entrance is proposed along the Heidelberg Road frontage. Given that the site has more than one street interface, it would be preferable to position the vehicle entrance elsewhere to avoid crossing the Heidelberg Road footpath and providing an improved street interface.

### ***Site layout***

A north-south pedestrian connection is proposed through the site, providing permeability to the parklands to the south. It is unclear if this would be publicly accessible.

Little landscaping appears evident to the peripheries of the site. The development would seem to 'borrow' from the greenery of its surrounds, with building footprints extending to the site's boundaries. It is noted that the Built Form Framework and DDO18 seeks street setbacks for greenery and improving the pedestrian experience. It would be appropriate and reasonable for this sizeable development proposal to contribute to the amenity of its surrounds, improving landscaping and visual quality.

### ***Conclusion***

The decision on this planning application is likely to have influence on the future scale and form of developments that Council will need to consider on the northern side of Heidelberg Road within the City of Darebin. The design response of the proposal fails to align with numerous parameters in terms of the strategic direction for the Heidelberg Road corridor. The scale and form of the proposal is excessive and does not appropriately respond to the site's context. Therefore, it is recommended an objection should be lodged to express Council's concerns regarding this proposal and also for Council to become part of any future VCAT proceedings should this occur.

## **POLICY IMPLICATIONS**

### **Environmental Sustainability**

Not applicable.

### **Social Inclusion and Diversity**

Nil

### **Other**

Nil

## **FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resource implications as a result of submitting an objection to the application.

## **FUTURE ACTIONS**

Nil

**RELATED DOCUMENTS**

- *Planning and Environment Act 1987*
- *Darebin Planning Scheme*
- *Yarra Planning Scheme*

**Attachments**

- Aerial (**Appendix A**) [↓](#)

**DISCLOSURE OF INTEREST**

Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.



Darebin City Council  
224 - 256 Heidelberg Road Fairfield (City of Yarra)



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**5.2 APPLICATION TO EXTEND TWO PLANNING PERMITS  
Preston Market site (north west corner) - Cramer Street and  
Murray Road, Preston**

**Author:** Principal Planner

**Reviewed By:** General Manager City Sustainability and Strategy

Applicant	Owner	Consultant
Urbis Pty Ltd	Preston Market Developments Pty Ltd	Urbis Pty Ltd

**SUMMARY**

Preston Market Developments Pty Ltd (the Applicant) has applied to Council to extend the time to commence/complete the redevelopment of the north-west corner of the Preston Market car park authorised by Planning Permit Nos. D/393/2016 and D/398/2016 (the Permits). This is the first request to extend the Permits.

The permits allow the development of two (2) 10 storey buildings and one (1) 14 storey building (with basement car parking), comprising dwellings, office spaces, retail uses, a reduction in car parking and alterations to the vehicle access to Murray Road.

The existing permits set out requirements under Condition 1 that requires a number of plans to be submitted to Council for endorsement. None of these have been submitted to date and all other conditions of both permits have not been submitted to Council for endorsement to date. This means there has been no attempt to act on the permit.

The applications were referred internally to Council’s City Design and Strategic Planning Unit, to allow consideration and review of planning controls, heritage issues and related structure plans. The applications were also referred externally to the Level Crossing Removal Authority and the Victorian Planning Authority.

It is recommended that extension of Planning Permits D/393/2016 and D/398/2016 be refused.

**Recommendation**

**That** the Applications to extend Planning Permits D/393/2016 and D/398/2016 be refused on the following grounds:

1. The timing of lodgement to extend the permits, approximately 7 months prior to the expiry of the permit and approximately 13 months prior to the latest date to lodge an extension of time application is considered premature, particularly in the context of the review of the planning controls being undertaken by the Victorina Planning Authority later in 2020
2. The development could undermine the vision and strategy for the Preston Market and be prejudicial to the amended Structure Plan and future planning controls

3. The development is likely to be inconsistent with the future planning controls that the Victorian Planning Authority will apply to the Preston Market
  4. There has been no attempt to act on the permit as demonstrated through the failure to lodge further information required by condition 1 of the permit
  5. Due to the substantial change to the site context which will result from the state government's plans to elevate the adjacent railway line, the new Preston Station and associated public spaces, an extension of the permits is regarded as an inappropriate planning outcome which could be detrimental to the future appearance and function of the rail corridor and the amenity and functionality of the uses and apartments interfacing with the elevated rail-line
- 

## INTRODUCTION AND BACKGROUND

### EOT/31/2020 - D/398/2016

Council issued a Refusal to Grant a Permit D/398/2016 (Stage 1B) on the 7 March 2017 for development of two (2) 10-storey buildings comprising 130 dwellings, the relocation of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirement and alterations to the existing vehicle access to Murray Road.

The decision of the Responsible Authority was set aside by the Victorian Civil and Administrative Tribunal and Council issued Planning Permit No. D/398/2016 in accordance with the Victorian Civil and Administrative Tribunal order dated 27 October 2017 on 1 November 2017 for (Stage 1B) development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirement and alterations to the existing vehicle access to Murray Road.

Condition 47 of Permit states that the development (buildings and works) will expire if the development is not started within (3) years of the issued date of this permit. The expiry date is 1 November 2020.

### EOT/32/2020 - D/393/2016

Council issued a Refusal to Grant a Permit D/393/2016 (Stage 1C) on the 7 March 2017 for development of a 10-storey building above a 4-storey podium (total of 14 storeys) comprising 170 dwellings and a reduction to the car parking requirement.

The decision of the Responsible Authority was set aside by the Victorian Civil and Administrative Tribunal and Council issued Planning Permit No. D/393/2016 in accordance with the Victorian Civil and Administrative Tribunal order dated 27 October 2017, on 1 November 2017 for (Stage 1C) development of a ten storey building above a four storey podium (total 14 storeys) comprising 155 dwellings and a reduction to the car parking requirements.

Condition 46 of Permit states that the development (buildings and works) will expire if the development is not started within (3) years of the issued date of this permit. The expiry date is 1 November 2020 and Section 69 (1) allows a request to be made to extend the expiry date of the permit up to 6 months after the expiration date. The request has been lodged 13 months ahead of the final date a request could have been made.

The development approved under both permits are interrelated, facilitating the redevelopment of the north-west corner of the Preston Market site. Both original applications

were assessed concurrently and given the relationship of both permits, it is appropriate that these extension of time requests are considered jointly.

## ISSUES AND DISCUSSION

### Subject site and surrounding area

- Planning Permits D/393/2016 and D398/2016 apply to the north west and western edge of the Preston Market site and adjoin Murray Road and the Preston Railway Station land
- The subject land excludes the entire market buildings, existing Aldi supermarket and the Mary Street sections of the market car park
- The subject land is defined by the blue dotted line shown in Figure 3 below and includes the Centrelink offices, abutting Murray Road, flanking the western side of the market buildings, south through to Cramer Street. Building development is proposed on the section of land north and west of the market buildings with the western sections proposed to facilitate vehicle and loading connections between Murray Road and Cramer Street. All lots forming the subject site are owned by Preston Market Developments Pty Ltd
- The broader Preston Market site (shown in red in Figure 3 below) is regular in shape with a total site area of approximately 4.6 hectares, fronting Murray Road to the north and Cramer Street to the south. Outside the subject site in the broader Preston Market site there are three (3) parcels of land owned privately by different owners (shown in yellow outline in Figure 3 below). These parcels comprise five (5) lots formally described as Lot 1 and 3 on Plan of Subdivision 068044 and Lot 10, 11 and 15 on Plan of Subdivision 068044



- Figure 3 – The subject site that the Planning Permits relate to (shown by the blue dashed line) within the wider Preston Market site (shown by the red solid line)
- The land is located within the Priority Development Zone (Schedule 1). The Environmental Audit Overlay, Special Building Overlay and the Development Contribution Plan Overlay apply
- The site comprises multiple buildings surrounded by at grade car parking. The buildings are generally single storey, with some more recent two (2) storey additions,

including the Centrelink building fronting Murray Road. The buildings are occupied by various retail uses, including the fresh food market located to the east of the site, a meat and fish market to the south-east and clothing and discount stores and an Aldi supermarket to the south

- The site is entirely covered in impervious surfaces, with the exception of very small areas of landscaping throughout the car parking areas. Vehicular access is gained via three crossovers to Murray Road to the north and a number of access points to the south on Cramer Street
- The land directly to the north of the site is separated by Murray Road and comprises three (3) properties occupied by a Woolworths Supermarket, a service station and a car rental business. The largest of the three (3) lots is the supermarket with a large car parking area fronting Murray Road
- To the rear of the service station is a recently constructed eight (8) storey apartment building, including 89 dwellings at 10 Clinch Avenue
- To the rear of the car rental business is No. 2-8 Clinch Avenue which comprises a 6-9 storey building (plus two (2) basement levels), which is near to completion. This development will comprise 134 apartments, convenience restaurant and restricted recreation facility (gym)
- The land to the south of the site is separated by Cramer Street and includes two (2) properties, occupied by Cramer Park and the Cramer Hotel, including a drive-through bottle shop located to the south-east. Significant landscaping exists within the northern periphery of the park between the sports oval and Cramer Street
- The land to the east comprises the rear of numerous commercial properties fronting High Street to the east and Murray Road to the north-east. The majority of lots benefit from rear access from the common laneway between the subject site and these lots. Built form generally comprises single and two storey terraced buildings, with some three storey developments in the mix
- To the south east at No. 30 Cramer Street Preston (corner of St Georges Road) planning permission was granted to develop a part six (6) storey and part nine (9) storey apartment building comprising 95 apartments and ground floor shops. The site is currently vacant. The preferred height for this site is 7 storeys with VCAT setting aside Council's decision to refuse this application in November 2016, granting approval for the taller building
- The South Morang train line runs parallel to the west, with the Preston Train Station adjoining the Preston market site. A direct pedestrian link is provided through the car park from the Station to the Market
- Since the planning permits were issued the design of the level crossing removals at Cramer Street and Murray Road have been finalised and approved by the Level Crossing Removal Authority. This will result in a significant change to the physical context of the Preston Market as it presents to the rail corridor
- The rail line will be elevated over both Cramer Street and Murray Road. A new railway station will be constructed at Preston. The raising of the rail line will create new open space and pedestrian networks. Construction of the elevated rail line is expected to commence later in 2020 and will be completed in 2022

**PROPOSAL:**

To extend the commencement and completion date of the Planning Permits. The applicant is seeking an extension of an additional two (2) years to both the commencement and completion dates provided under Planning Permit Nos. D/393/2016 and D/398/2016. This is the first extension of time sought to each permit.

**PLANNING CONTROLS:**

Section 69 (1) of the Planning Environment Act 1987 states:

*Before the permit expires or within 6 months afterwards, the owner or the occupier of the land to which it applies may ask the Responsible Authority for an extension of time:*

Section 69 (1A) of the Planning and Environment Act 1987 states:

*The owner or occupier of land to which a permit for a development applies may ask the responsible authority for an extension of time to complete the development or a stage of the development if—*

- (a) the request for an extension of time is made within 12 months after the permit expires*
- and*
- (b) the development or stage started lawfully before the permit expired*

As detailed in the case of *Best and Zygier v City of Malvern (1974) 1 VPA 284*, the relevant 'tests' that need to be taken into consideration for extension of time requests include:

- Whether or not the time originally limited was in all the circumstances reasonable and adequate taking into account the steps which would be necessary before development could actually commence
- Any intervening circumstances which may have rendered it unreasonable that the appellant should be held to the time originally fixed; and
- Whether or not since the issue of the original permit, there have been any change in town planning policy, which would mitigate against the granting of a permit

These 'tests' have been expanded upon by the Supreme Court in the case of *Kantor Vs Murrindindi Shire Council (18AATR 285)*. The Court considered that the following matters should be taken into account by a Responsible Authority in determining whether an extension of time for a Permit should be granted:

- Whether there has been a change in Planning Policy
- Whether the land owner is seeking to 'warehouse' the Permit
- Any intervening circumstances which bear upon the grant or refusal of the extension of time
- The total elapse of time between the permit issuing and the request
- Whether the time limit originally imposed was adequate
- The economic burden imposed on the land owner by the permit; and
- The probability of a Permit issuing should a fresh application made

Each of these considerations is addressed in turn in the following section of this report.

**RELEVANT POLICY CHANGES AND BACKGROUND:**

Since the permits were issued the relevant state and local policies have changed. The application was assessed under Clauses 11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1, 21.05-1, 21.05-2, 21.05-3, 22.04, 22.06, 37.06, 44.05, 45.03, 52.06, 52.07, 52.29, 52.34, 65.01 of the Darebin Planning Scheme and Preston Market Incorporated Plan, Preston Central Structure Plan, Darebin Transport Strategy (2007-2027) and Guidelines for Higher Density Residential Development.

The policy changes since the permit was issued are:

Amendment VC134

Amendment VC134 (gazetted 31 March 2017) changed the *Victoria Planning Provisions* (VPP) and all planning schemes in Victoria by introducing the new Metropolitan Planning Strategy and making corresponding updates to the State Planning Policy Framework (SPPF). It also restructures Clause 11, includes policy-neutral updates and administrative changes and introduced new and updated incorporated and reference documents.

The changes under Amendment VC134 do not warrant a refusal for the extension of time application.

Amendment VC136 (Better Apartment Design Standards)

Amendment VC136 (gazetted 13 April 2017) introduced state-wide planning requirements for apartment developments. Amendment VC136 changes the Victoria Planning Provisions (VPP) and all planning schemes in Victoria by (extracted as relevant):

- Inserting a new Particular Provision at Clause 58 (Apartment Developments) to introduce new requirements for apartment developments of five or more storeys (excluding a basement) in a residential zone and all other apartment developments in other zones
- Deleting Clause 52.35 (Urban Context Report and Design Response for Residential Development of Five or More Storeys). The content of Clause 52.35 is translated into Clause 58.01 (Urban Context Report and Design Response)
- Amending Clause 34.01 (Commercial 1 Zone), Clause 37.01 (Special Use Zone), Clause 37.02 (Comprehensive Development Zone), 37.04 (Capital City Zone), 37.05 (Docklands Zone), Clause 37.06 (Priority Development Zone) and Clause 37.08 (Activity Centre Zone) to:
  - Require an application for an apartment development to meet the requirements of Clause 58
  - Update the decision guidelines to require the Responsible Authority to consider the objectives, standards and decision guidelines of Clause 58 before deciding on an application for an apartment development
  - Specify application requirements for an apartment development
  - Include transitional provisions for applications lodged before the approval date of this Amendment
- Amending Clause 72 (General Terms) to introduce a definition for the term 'Apartment'

Pursuant to Clause 37.06-4 (Transitional Provisions), Clause 58 does not apply to:

- An application for a planning permit lodged before the approval date of Amendment VC136

- An application for an amendment of a permit under Section 72 of the Act, if the original permit application was lodged before the approval date of Amendment VC136

The subject site is within a Priority Development Zone – Schedule 1 (Clause 37.06). It is noted that the application was approved before the approval date of the amendment, and benefits from the transitional provisions under Clause 37.06-4 of the Darebin Planning Scheme.

It is acknowledged that there has been a shift in planning policy around the standard of internal amenity in apartments. However transitional provisions included in the Zone state Clause 58 does not apply to applications lodged before the introduction of Amendment VC136 or an application lodged for an amendment of a permit where the original permit application was lodged before the introduction of Amendment VC136.

Transitional arrangements were further bolstered by the Tribunals decision in *Gagliano v Moreland CC* [2018] VCAT 5 27 whereby Moreland Council originally refused an extension of time application based on its non-compliance with new policy, including Clause 58. The Tribunal found that the intent of the transitional provisions was to ensure any applications lodged on or after 13 April 2017 was subject to assessment against Clause 58. The intent was not to apply Clause 58 retrospectively to existing approvals or applications lodged prior to the gazetted amendment.

#### Amendment C160

Amendment C160 (gazetted 11 August 2017) replaced Schedule 1 to Clause 37.06 (Priority Development Zone) with a new schedule to introduce mandatory height controls to the footprint of the Preston Market site (not the entire site) on an interim basis until 30 December 2020 while further strategic work is undertaken to review the existing controls. An amendment to introduce revised controls into the Darebin Planning Scheme following the review will undergo a full planning scheme amendment process, including public exhibition.

Based on the plans presented at VCAT upon which the Permit was based, the approved development does not appear to encroach into the existing market footprint. This means that the approved development would not be subject to the interim height control as delineated on Map 2 in the Schedule to the Zone. It is not considered that this change in policy should affect the granting of the extension of time.

#### Amendment VC139

Amendment VC139 (gazetted 29 August 2017) (summarised as relevant):

- Removes redundant references in the State Planning Policy Framework (SPPF) and zones
- Inserts new reference documents for urban design guidelines and apartment design guidelines
- One of the new reference documents is the *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017). This document provides guidance on interpreting, applying and meeting the objectives and standards of the apartment provisions set out in Clause 55.07 and Clause 58

As noted above, Planning Permit D/398/2016 is exempt from the provisions of Clause 58. Therefore, the changes under Amendment VC139 do not warrant a refusal for the extension of time application.



Amendment GC42 and GC132

Amendment GC42 (gazetted 31 August 2017) introduced Clause 22.12 Environmentally Sustainable Development (ESD) on an interim basis until 30 June 2019 into the LPPF of the Planning Scheme. It also updated Clause 21.02 Environment, Clause 21.03 Housing and Clause 21.05 Transport and Infrastructure to reflect the introduction of Clause 22.12. The aim of the amendment was to strengthen Councils ability to consider environmentally sustainable development (ESD) in the Local Planning Policy Framework (LPPF).

Amendment GC132 (gazetted 27 June 2019) implemented a consistent expiry clause in local policies for Environmentally Sustainable Development until superseded by a comparable provision in the Victoria Planning Provisions.

It should be noted a Sustainable Management Plan was provided and assessed during the application process. Condition 10 of the Planning Permits requires a Sustainable Management Plan to be provided and to confirm certain performance standards are met. This will then be required to be approved by the Responsible Authority.

Amendment VC154 – D/398/2016 and D/393/2016

Amendment VC154 (gazetted 26 October 2018) amended the Victorian Planning Provisions and all planning schemes by (specifically extracted as relevant):

- Inserting a new particular provision at Clause 53.18 for 'Stormwater Management in Urban Development'
- Amending Clause 55.07 (Apartment developments), Clause 56.07 (Integrated water management) and Clause 58.03 (Site layout) to generally align with the new particular provision
- Amending Clause 73.01 (General terms) to insert a new general term and definition for 'stormwater'

The purpose of Clause 53.18 (Stormwater Management in Urban Development) is to ensure that stormwater in urban development, including retention and reuse, is managed to mitigate the impacts of stormwater on the environment, property and public safety, and to provide cooling, local habitat and amenity benefits.

It should be noted a Sustainable Management Plan Report and Stormwater and Drainage Management plan and Water Sensitive and Urban Design (WSUD) report was provided for both applications and assessed during the application process. Condition 10 of the Planning Permit (for both) requires a Sustainable Management Plan to be provided and to confirm certain performance standards are met. This will then be required to be approved by the Responsible Authority.

It is considered that the changes under Amendment VC154 do not warrant a refusal for the extension of time application.

Other changes

In 2017, the Minister for Planning appointed the Victorian Planning Authority (the VPA) as the Planning Authority for the Preston Market. The VPA is in the process of preparing new planning controls, and a Structure Plan, for the Preston Market. The new planning controls that may apply to the Preston Market could include:

- An Activity Centre Zone including specific urban design, built form and land use requirements specific to the site
- A Development Contributions Plan

- A Heritage Overlay
- A precinct-specific open space requirement, and;
- A requirement to provide affordable housing

Ultimately, a planning scheme amendment will be prepared to introduce the new planning controls into the Darebin Planning Scheme that will outline the vision for the future use and development of the Preston Market. The new planning controls will, amongst other things, provide land use and built form guidance in terms of height, building form/design and typologies. The VPA have advised that they will prepare a draft Structure Plan and planning scheme amendment later in 2020. A Panel Hearing will most likely be conducted to assess the Structure Plan and the planning scheme amendment. While the state government is responsible for the timeline for this project, officers estimate that a Hearing might take place in 2021.

Both planning permits were considered and decided on without knowledge of the level crossing removal at Cramer Street and Murray Road. The level crossing removal project will result in significant change in the immediate areas and will be one of the most transformative projects to impact on Preston. Ideally a better outcome would be to have nearby developments considered and responding to the context of a redeveloped Preston Railway Station Precinct. Already we know there are elements in the approved planning permits that will adversely impact the preferred planning outcome for the railway station precinct.

Works on the new elevated rail structure will commence late 2020 and are scheduled for completion in 2022 and it is expected that associated works will include the provision additional open and public space, including the interface between the market site and railway station. In March 2020, the Preston Open Space Advisory Panel was created. The Panel is to provide the community and stakeholders with an opportunity to provide feedback and input into the newly created open spaces.

Given construction of the elevated rail is due to commence later in 2020, it is envisaged that the new Preston station and surrounding area would be complete before any development commences on the Preston Market site. This would result in a poor and unsafe planning outcome for the precinct given the existing approvals include interfacing apartment at the upper levels and the side of a supermarket, a road and a loading bay at ground level, adjacent what will be a linear park located beneath the elevated rail. Impacts of traffic modelling and acoustic assessments based of pre-elevated rail should also be revisited.

Following a request by the Darebin Appropriate Development Association and Save Our Preston Market, the Executive Director of Heritage Victoria reviewed the site and made a recommendation to the Heritage Council of Victoria on 19 November 2018 that the Preston Market was not of state heritage significance. Community members objected to the recommendation and as such the Executive Director's recommendations were reviewed by the Heritage Council of Victoria (HCV) registration and review committee at a hearing on 17 and 19 July 2019. The Committee made a determination that echoed the Executive Directors finding that the market did not meet the criteria for significance at state level, but also made a formal referral of the recommendation and submissions to the VPA to consider local heritage significance.

Nonetheless the HCV did highlight that new evidence, which was presented at the review hearing, which had not been considered before, and recommended the VPA consider the need for a local Heritage Overlay.

The Permits contain a range of requirements that must be satisfied before development can commence. For example:

- Plans must be endorsed by the Council (Condition 1)

- A Construction Management Plan must be approved by the Council (Condition 4)
- A Landscape Plan must be endorsed by the Council (Condition 5)
- An Environment Audit must be undertaken (Condition 9)
- A Sustainable Management Plan, a Car Park Management Plan and Waste Management Plan must be endorsed by the Council
- A section 173 Agreement must be entered to with the Council in relation to car parking (Condition 16)
- VicRoads requirements (Condition 37)
- Melbourne Water requirements (Conditions 39 – 46)

The Applicant has not submitted any of the requirements required by the Permits as a precondition to development. Nor has the Applicant submitted any drafts of plans or a draft section 173 Agreement to the Council for its consideration.

The fact that the Applicant has not attempted to fulfil any of its obligations under the Permits is a relevant consideration when it comes to deciding whether the Permits should be extended.

## PLANNING ASSESSMENT

The applicant is seeking an extension of an additional two (2) years to both the commencement and completion dates provided under Planning Permit Nos. D/393/2016 and D/398/2016. This is the first extension of time sought to each permit.

Section 69 does not contain any statutory criteria that an application for extension of time must satisfy. Councils, and the Tribunal on review, will apply the principles referred to *Kantor v Murrindindi Shire Council* (1997) 18 AATR 285 in deciding whether to grant an extension of time to commence/complete a development.

The *Kantor* principles can be summarised as follows:

- Material changes in planning policy or the Planning Scheme
- Warehousing the permit
- Intervening circumstances
- The total elapse of time
- Whether the time limit originally imposed was adequate
- Economic costs; and
- The probability of a permit issuing should a new application be made

The *Kantor* principles are neither mandatory nor exhaustive.

In *AMV Homes Pty Ltd v Moreland CC* [2015] VCAT 1699, the Tribunal found that ultimately each case needs to be decided on its own facts and circumstances including whether and how the development in question would undermine or offend the changed policy or planning control regime.

As outlined by Justice Ashley in *Kantor: An extension should not be granted simply because a request to extend has been made*. Accordingly, there is an obligation on the Applicant to provide a reason why the request is being made.

Urbis, on behalf of the Applicant, has provided the following reason why the request to extend the Permits has been made:

*As you are aware, the VPA are currently reviewing the planning controls for the Preston Market site. There have been delays in this process, outside the landowner's control, as discussed in Section 3.2, impacting the commencement of development as approved. We consider it prudent that these permits are not acted upon until the vision for the Market site is confirmed and new controls are gazetted in the Darebin Planning Scheme. The development of the Preston Market site prior to the completion of the strategic planning work for the site would be premature and could prejudice the vision for the Market site and the broader Preston Central area.*

There appears to be a clear acknowledgement by the Applicant that there have been significant intervening circumstances since the Permits were issued in 2017. Moreover, the Applicant clearly recognises that the development approved by the Permits:

- a. Could undermine the vision for the Preston Market to be articulated by the VPA via the Structure Plan and future planning controls
- b. Could be inconsistent with the future planning controls that the VPA will apply to the Preston Market
- c. Could prejudice the future vision for the Preston Market; and
- d. Would be premature

Each of the Kantor principles are considered below.

#### Material changes in planning policy or the Planning Scheme

While there have been no consequential changes to the Planning Scheme at the time of writing this report, there is a clear strategic intent to revise specific provisions of the Planning Scheme as it relates to the Market site. While the content and scope of the revised Planning Scheme provisions are not fully known at this stage, the process between the VPA, the Council, the applicant and other parties indicates that the design and form of any future development is likely to be constrained by the need to consider the existing permits. The resulting amendments to the Darebin Planning Scheme are expected to be finalised by the VPA later in 2020.

#### Warehousing the Permits

The Permits were issued less than 3 years ago and will expire on 1 November 2020. Yet, as outlined above, the Applicant has not submitted any of the requirements required by the Permits as a precondition to development.

The Applicant has stated it will not act on the Permits until the vision for the Preston Market is "confirmed". As this is the first request to extend the Permits, and the uncertainty relating to the future planning controls that will be applied to the Preston Market, it is reasonable to conclude that the applicant is warehousing the permits, least until a resolution of the future Planning Scheme provisions is reached.

#### Intervening circumstances

As outlined above, two significant intervening circumstances have occurred since the Permits were issued. These intervening circumstances will have a fundamental impact on the future development of the Preston Market and arguably would have resulted in a different decision had that decision been made in the current context.

The Market's interface with the rail corridor, and the Preston railway station, will change fundamentally. There is likely to be significant areas of new public open space and public space separating the market and rail precincts. As part of its Level Crossing Removal program, the state government is progressing work for the railway line to be elevated in the form of a viaduct. There will be a new Preston railway station and completely different access arrangements for vehicles and pedestrians.

These are significant changes to the physical context that the development approved under the Permits have not considered. The approved development has loading bays and back of house areas opposite where Council is advocating there will be new areas of public space. The current permits will deliver a poor urban design outcome and interface to the public space that we anticipate will be delivered through the level crossing removal project. Good urban design practice suggests that it is critical for an active ground floor plane to be provided along the edge zones of public space. Loading zones are arguably the worst built outcome to line what is potentially intended to be high quality civic space, as it erodes the safety, visual appeal and user experience of such space.

The planning controls applying to the Preston Market are in the process of changing. There will be a new strategic vision for the Preston Market. The built form/design (and height) of the buildings that may be encouraged under the proposed Activity Centre Zone may be completely at odds with the form & height of the buildings approved by the Permits. Currently, the approval known as the "Station Building" has an overall height of 14 storeys and does not adopt a podium/tower typology. (Indeed, none of the buildings approved by the Permits adopt a podium/tower typology).

This is at odds with one of the key policy platforms of Council's design excellence approach. In order to improve the pedestrian experience of the Preston Market and the new areas of open space, the Activity Centre Zone may require buildings to adopt the podium/tower typology. This better preserves the pedestrian experience and avoids the domination and shadowing impacts of tall vertical structures enclosing streets and public thoroughfares.

Heritage Victoria has specifically requested the VPA consider whether the Preston Market should be afforded heritage protection in the Darebin Planning Scheme. The views of Heritage Victoria suggest there is a possibility that the Preston Market will be afforded heritage protection in the Darebin Planning Scheme through a local heritage overlay. If this does transpire, the developments approved by the Permits have not had any regard to the potential heritage significance of the adjacent Preston Market and the sensitivity of this interface.

There are a range of other intervening circumstances that have occurred since the Permits were issued:

- The VPA is now the Planning Authority for the Preston Market
- The strategic planning for the Preston Market well underway, but still unresolved
- The vision for the Preston Market is unresolved
- The recommendations of the state government's Preston Open Space Advisory Panel for its Level Crossing Removal program are unknown

The intervening circumstances that have occurred since the Permits were issued in 2017 are legitimate and readily identifiable.

If the Council formed the view that the application to extend the Permits should be refused, "intervening circumstances" should be one ground of refusal.

The Total Elapse of Time / Whether the Original Time Limit was Adequate

The issued permits originally allowed 3 years for commencement, and 5 years for completion which is beyond the statutory minimum requirements. It is considered that this is a sufficient time limit for commencement/completion for a project of this scale. However, it is considered that the time for commencement has been impacted by lengthy external processes that started after the permits were issued namely:

- The State Government planning controls review process
- Level Crossing Removal project abutting the subject site boundary

The above processes would have an impact on and be impacted by the existing approvals.

The new planning controls will, amongst other things, provide built form guidance in terms of height, building form/design and typologies for the entire Market site. The VPA has advised that it will prepare a draft Structure Plan and planning scheme amendment later in 2020. While the state government is yet to confirm the timeline beyond that, officers expect that the state government is likely to run a Panel Hearing and that it would occur in 2021.

The permits are due to expire on 1 November 2020, which aligns with the VPA's estimated timeframe for the release of the draft Structure Plan. Given future planning policy is pending a decision to extend the permits at this stage is considered premature, noting that the applicant can lodge an application to extend the permits as late as 1 May 2021 (or six months after the expiry date for commencement).

Economic costs

The scale of the development which is for the development of two (2) ten-storey buildings and a 14 storey building (with basement), comprising dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises and alterations to the existing vehicle access to Murray Road does not indicate that a significant burden is placed upon the applicant. There were no conditions placed on the permit that would have created an economic burden that is beyond what is normally expected when developing land.

The probability of a permit issuing should a new application be made

If the Applicant applied for a permit for the same developments under the current planning controls, a planning permit is likely to also be issued.

However, it is less likely that a planning permit would be issued under the future planning controls that will apply to the Preston Market and with knowledge of the level crossing removal project.

If a new planning application were lodged during this period of policy uncertainty, the Level Crossing Removal Project may well require fundamental design changes to the development, particularly at the western interface, as a result of the elevated train line and the proposed ground level public spaces. In their referral comments provided as part of this application the Level Crossing Removal Authority have expressed reservations about the permitted proposals and their relationship to the elevated rail-line and public open space located adjacent the western interface of the development. These concerns are shared as the development is limiting on the preferred design outcomes for the rail precinct.

Conclusion

It is recommended the Applications to extend Planning Permits D/393/2016 and D/398/2016 be refused. The grounds for refusing the extension of the permits are set out under the recommendation section of this report.

**REFERRAL SUMMARY**

Department/Authority	Response
City Design and Strategic Planning Unit	Objection based on the reasons outlined under the planning assessment section of this report.
Level Crossing Removal Authority	<p>While there have not been major changes to the planning provisions affecting this site since the original planning approvals were issued, the context of the surrounding area has changed significantly with the announcement of the removal of the Murray Road and Cramer Street level crossings.</p> <p>It is noted that the <i>Preston Market Incorporated Plan March 2007</i> relies heavily on the utilisation of Station Avenue to provide access to the greater market site and this road appears to be within VicTrack land. The incorporated plan would have formed part of the planning assessment for the two planning applications being considered for extension, which is reflected in the labelling of access from Murray Road as temporary on the assessed plans. The redevelopment of the market site for high density mixed use development is strongly supported by the Level Crossing Removal Project.</p> <p>However, it should be noted that the delivery and design of the level crossing removal project means the VicTrack land should not be relied upon to provide access to the market site.</p> <p>Given the substantial change in site context, an extension of the permits in their current form (assessed plans) may not be an appropriate planning outcome.</p>
Victorian Planning Authority	<p>These applications seek a two-year extension of the commencement and completion dates for the following permits:</p> <ul style="list-style-type: none"> <li>▪ Planning Permit D/393/2016 that approves the development of a 14-storey building accommodating 155 dwellings and car parking reduction.</li> <li>▪ Planning Permit D/398/2016 that approves the development of two 10-storey buildings accommodating 128 dwellings, re-location of Aldi supermarket, reduction in car parking and alteration to vehicular access to Murray Rd.</li> </ul> <p>The VPA notes that it is the responsibility of Council to consider the merits of the application to extend the development commencement and expiry dates of these permits.</p> <p>As Council is aware, the preparation of the Preston Market Precinct Structure Plan is well underway. Initial work is being prepared in the form of a Framework Plan, that sets the vision</p>

	<p>and aspirations for the future Preston Market Structure Plan. The VPA considers that the approved developments will not negatively impact the vision and proposed future outcome for the precinct. However, future development is likely to require a signalised intersection opposite or in the vicinity of Clinch Avenue to facilitate traffic management. This should be considered in any detailed planning for the precinct.</p> <p>Therefore, the VPA does not object to granting an extension of time to the expiry of Planning Permit D/393/2016 and Planning Permit D/398/2016 if Council considers the extension appropriate on its merits.</p> <p>It is expected that, once the Preston Market Precinct Structure Plan becomes a seriously entertained document, any future planning applications within the precinct will need to address the Structure Plan and, hence, any further requests to extend the expiry may not be supported if the approved development is inconsistent with the future Structure Plan.</p> <p>The Level Crossing Removal Project (LXRP) is currently preparing designs for elevating the Preston rail and station. We understand that Council has also sought comment from the LXRP on whether the developments approved by these permits will impact the LXRP works.</p>
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**PLANNING SCHEME SUMMARY**

**Applicable provisions of the Darebin Planning Scheme**

Section of Scheme	Relevant Clauses
SPPF	11.02-1, 15.01-1, 15.01-5, 15.02, 16.01, 19.03-1
LPPF	21.05-1, 21.05-2, 21.05-3, 22.04
Zone	37.06
Overlay	44.05, 45.03
Particular provisions	52.06, 52.07, 52.29, 52.34, 53.18, 58
General provisions	65.01
Other documents	Preston Market Incorporated Plan Preston Central Structure Plan Darebin Transport Strategy (2007-2027)

**POLICY IMPLICATIONS**

**Environmental Sustainability**

All new dwellings are required to achieve a minimum six (6) star energy rating under the relevant building controls.

**Social Inclusion and Diversity**

Nil



**Other**

Nil

**FINANCIAL AND RESOURCE IMPLICATIONS**

There are no financial or resource implications as a result of the determination of this application.

**FUTURE ACTIONS**

Nil

**RELATED DOCUMENTS**

Nil

**Attachments**

- Plans - Stage 1B (**Appendix A**) [↓](#)
- Plans - Stage 1C (**Appendix B**) [↓](#)
- Planning Permit D/398/2016 (Stage 1B) (**Appendix C**) [↓](#)
- Planning Permit D/393/2016 (Stage 1C) (**Appendix D**) [↓](#)

**DISCLOSURE OF INTEREST**

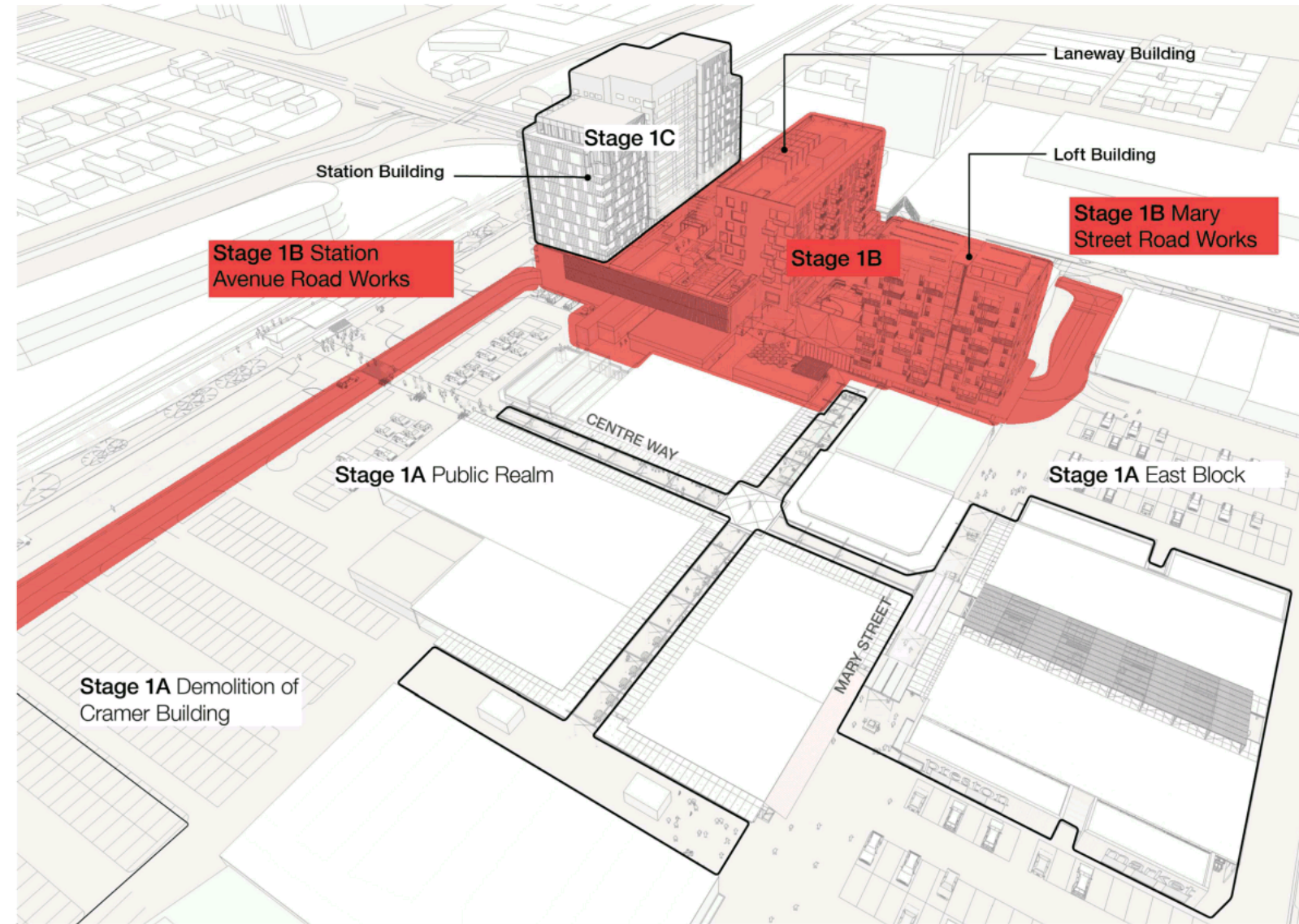
Section 80C of the *Local Government Act 1989* requires members of Council staff and persons engaged under contract to provide advice to Council to disclose any direct or indirect interest in a matter to which the advice relates.

The Officer reviewing this report, having made enquiries with relevant members of staff, reports that no disclosable interests have been raised in relation to this report.

# PRESTON MARKET STAGE 1B

## DRAWING REGISTER

TP-1B-00	Cover Page and Document Register	N/A
TP-1B-01	Existing Site Plan	1:500
TP-1B-03	Demolition Plan	1:500
TP-1B-10	Site Plan	1:500
TP-1B-30	Basement Plan	1:250
TP-1B-31	Ground Floor Plan	1:250
TP-1B-32	Level 1 Plan	1:250
TP-1B-33	Level 2 Plan	1:250
TP-1B-34	Level 3 Plan	1:250
TP-1B-35	Level 4 Plan	1:250
TP-1B-36	Level 5 Plan	1:250
TP-1B-37	Level 6 Plan	1:250
TP-1B-38	Level 7 Plan	1:250
TP-1B-39	Level 8 Plan	1:250
TP-1B-40	Level 9 Plan	1:250
TP-1B-41	Level 10 Plan	1:250
TP-1B-51	Elevations - Laneway	1:250
TP-1B-52	Elevations - Laneway	1:250
TP-1B-53	Elevations - Laneway	1:250
TP-1B-54	Elevations - Loft	1:250
TP-1B-61	Section C	1:200
TP-1B-62	Section D	1:200
TP-1B-63	Section E - Loft Building	1:200
TP-1B-80	Shadow Diagrams	N/A
TP-1B-81	Materials & Finishes	N/A
TP-1B-82	Materials & Finishes	N/A
TP-1B-84	Laneway Typical Plan	1:100



DEVELOPMENT SCHEDULE

This document is for informational purposes only. All dimensions must be verified on site before commencing work. This document must be used in conjunction with all technical specifications and all other documents that are supplied and available. No liability is accepted for any errors, omissions or inaccuracies in this document. The user of this document is advised to verify the accuracy of the information contained herein. The user of this document is advised to verify the accuracy of the information contained herein. The user of this document is advised to verify the accuracy of the information contained herein.

01	19/03/2017	DS	PD	ISSUED FOR VCAT
02	26/11/2018	DW	LG	TOWN PLANNING AMENDMENT
03	06/04/2019	AK	SR	TOWN PLANNING CIVIC



**ISSUED FOR VCAT**

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 Facsimile +613 9554 4055  
 www.nharchitecture.net

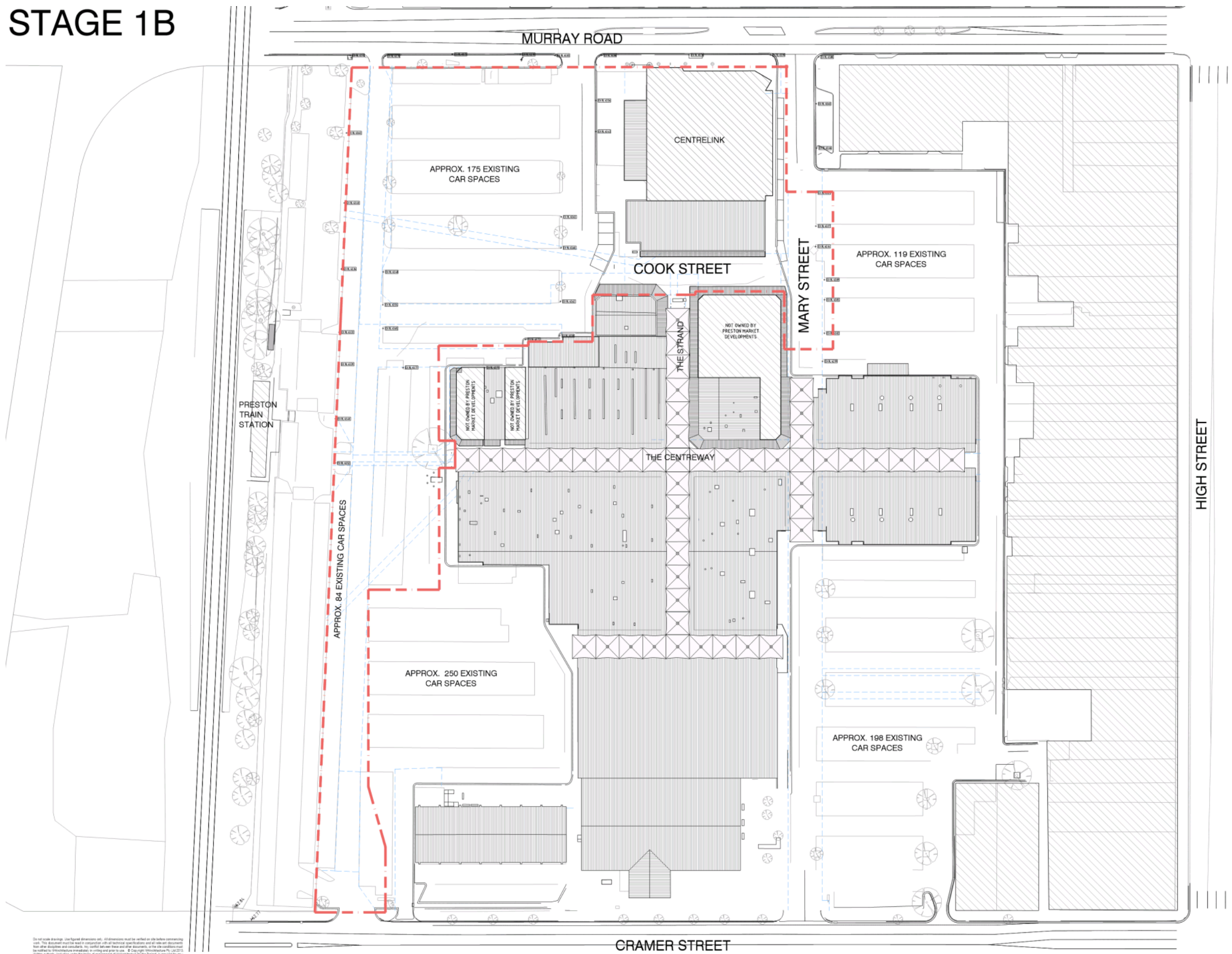
Project Name  
**Preston Market Stage 1B**

Drawing Name  
**Cover Page and Document Register**

Architect	Drawn By	Scale
PD	DS	N/A
Project Number	Drawing Number	Revision
150260	TP-1B-00	03



# STAGE 1B



### LEGEND

- EXISTING BUILDING
- EXISTING BUILDING - DEMOLISHED IN STAGE 1A
- PERMIT EXTENT
- TITLE BOUNDARY
- RETAIL - MINI MAJOR
- RETAIL
- RESIDENTIAL CORE / CIRCULATION
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- AMENITIES
- BOH
- OVER-BONNET STORAGE - 3m<sup>2</sup>
- STORAGE CAGE - 6m<sup>2</sup>
- CASUAL LEASING
- NEW PAVEMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- BALCONY / PRIVATE OPEN SPACE
- CAR PARKS - EXISTING
- CAR PARKS - PROPOSED

Rev	Date	Initial	Check	Description
02	19/03/2017	DS	PD	ISSUED FOR VCAT
01	04/04/2016	AK	SB	ISSUED FOR TOWN PLANNING



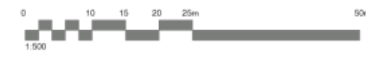
**ISSUED FOR VCAT**

**NH Architecture**  
 Level 7 Carrons House Telephone +613 9554 4955  
 12-20 Windsor Lane Facsimile +613 9554 4928  
 Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**

Drawing Name  
**Existing Site Plan**

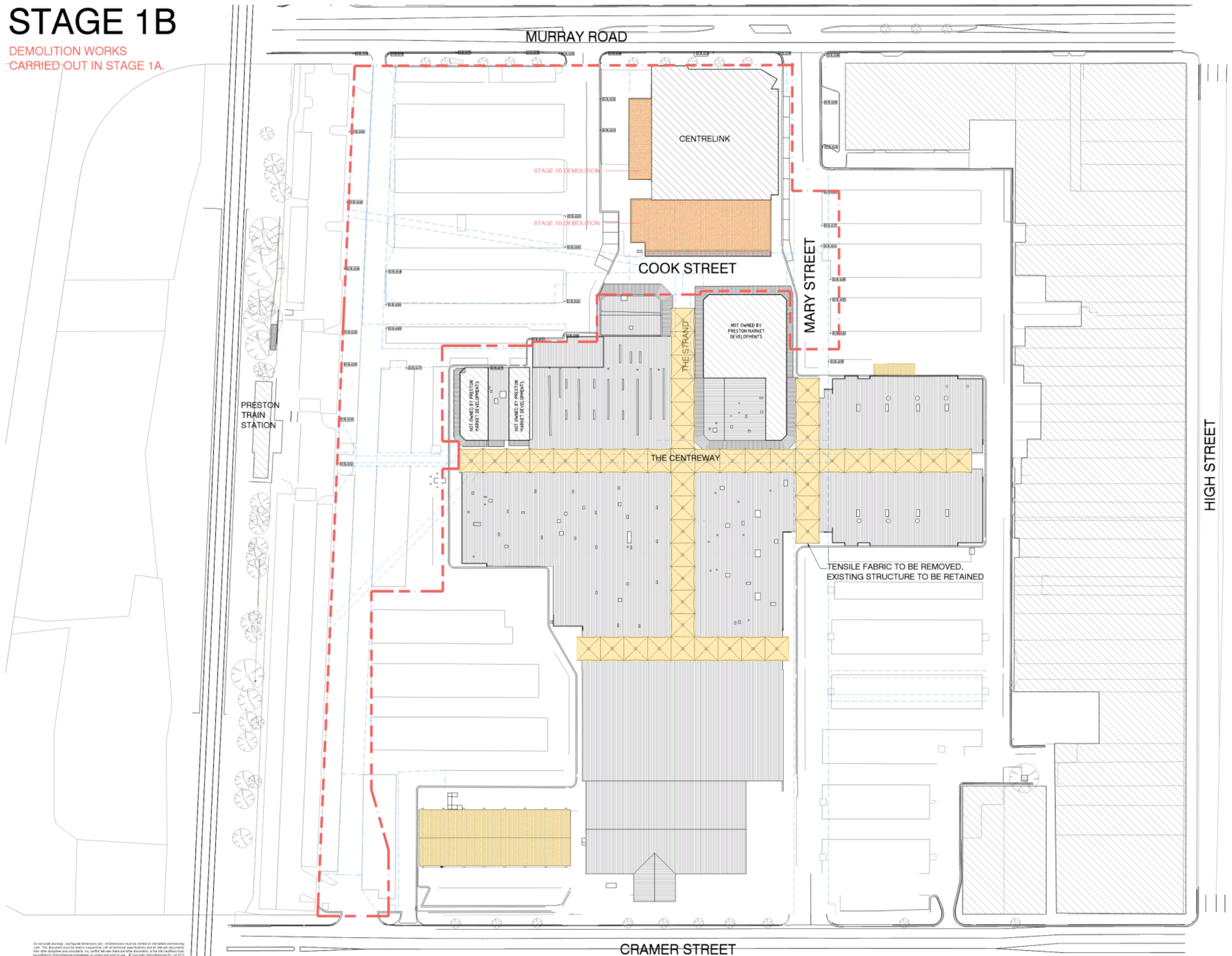
Architect	Drawn By	Scale
PD	DS	1:500
Project Number	Drawing Number	Revision
150260	TP-1B-01	02



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# STAGE 1B

DEMOLITION WORKS  
CARRIED OUT IN STAGE 1A.



### LEGEND

- EXISTING BUILDING
- EXISTING BUILDING - DEMOLISHED IN STAGE 1A
- PERMIT EXTENT
- TITLE BOUNDARY
- EASEMENT
- BY BREATHE ARCHITECTURE
- RETAIL - MINI MAJOR
- RETAIL
- RESIDENTIAL CORE / CIRCULATION
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- AMENITIES
- BOH
- OVER-BONNET STORAGE - 3m<sup>2</sup>
- STORAGE CAGE - 6m<sup>2</sup>
- CASUAL LEASING
- NEW PAVEMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- BALCONY / PRIVATE OPEN SPACE
- CAR PARKS - EXISTING
- CAR PARKS - PROPOSED

02	19/03/2017	DS	PD	ISSUED FOR VCAT
01	08/04/2016	AK	SR	TOWN PLANNING ISSUE
Rev	Date	Initial	Check	Description

Client

General Notes

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Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**

Drawing Name

Demolition Plan		
Architect	Drawn By	Scale @ A1
PD	DS	1:500
Project Number	Drawing Number	Revision
150260	TP-1B-03	02



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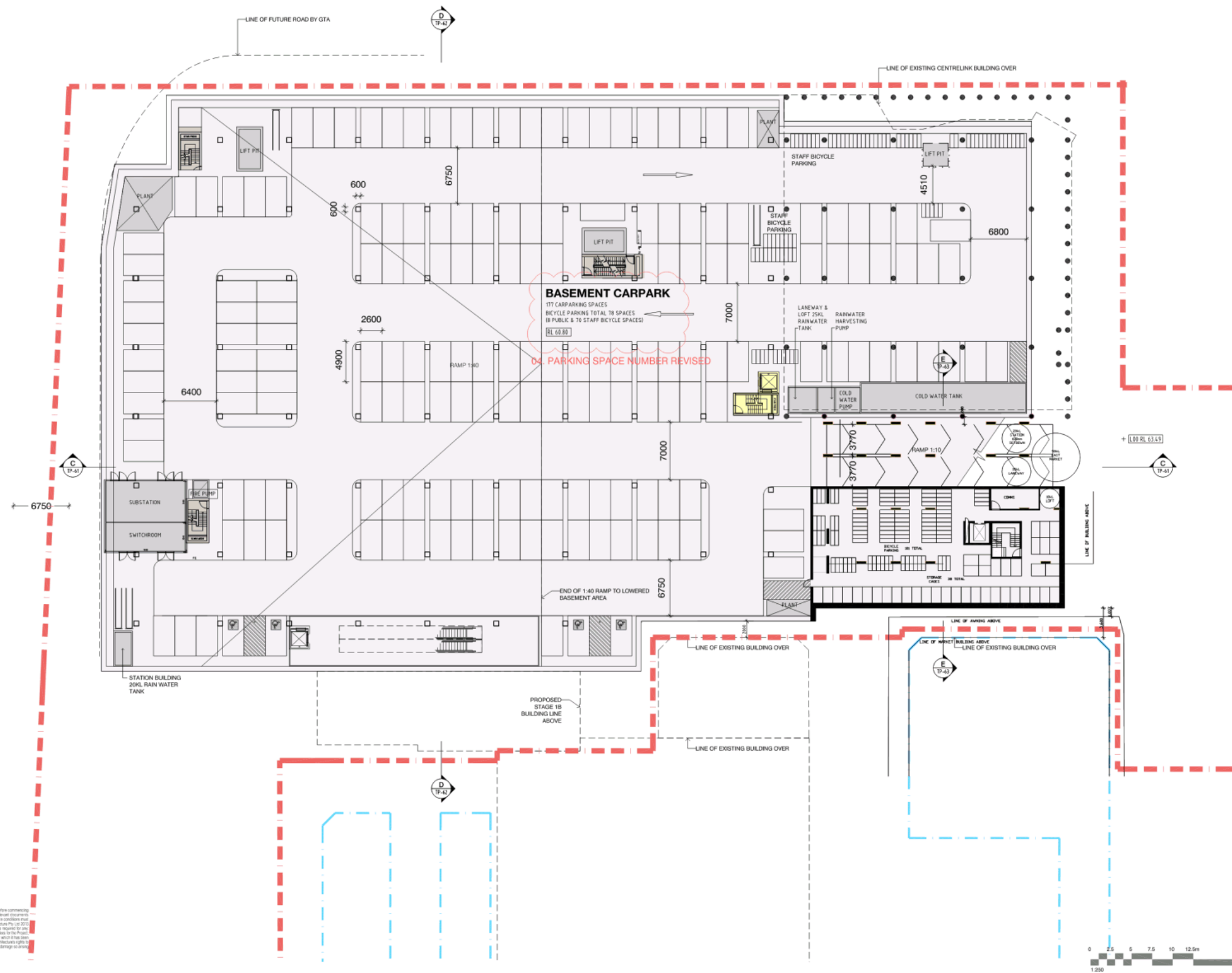


# STAGE 1B

## LEGEND

- EXISTING BUILDING
- EXISTING BUILDING - DEMOLISHED IN STAGE 1A
- PERMIT EXTENT
- TITLE BOUNDARY

- RETAIL - MINI MAJOR
- RETAIL
- RESIDENTIAL CORE / CIRCULATION
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- AMENITIES
- BOH
- OVER-BONNET STORAGE - 3m<sup>2</sup>
- STORAGE CAGE - 6m<sup>2</sup>
- CASUAL LEASING
- NEW PAVEMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- BALCONY / PRIVATE OPEN SPACE
- CAR PARKS - EXISTING
- CAR PARKS - PROPOSED



Rev	Date	Initial	Check	Description
04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
03	19.07.2017	DS	PD	ISSUED FOR VCAT
02	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	KK	SB	ISSUED FOR TOWN PLANNING

Client

General Notes

**ISSUED FOR VCAT**

**NHArchitecture**

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 12-20 Flinders Lane Facsimile: +613 9654 4958  
 Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**

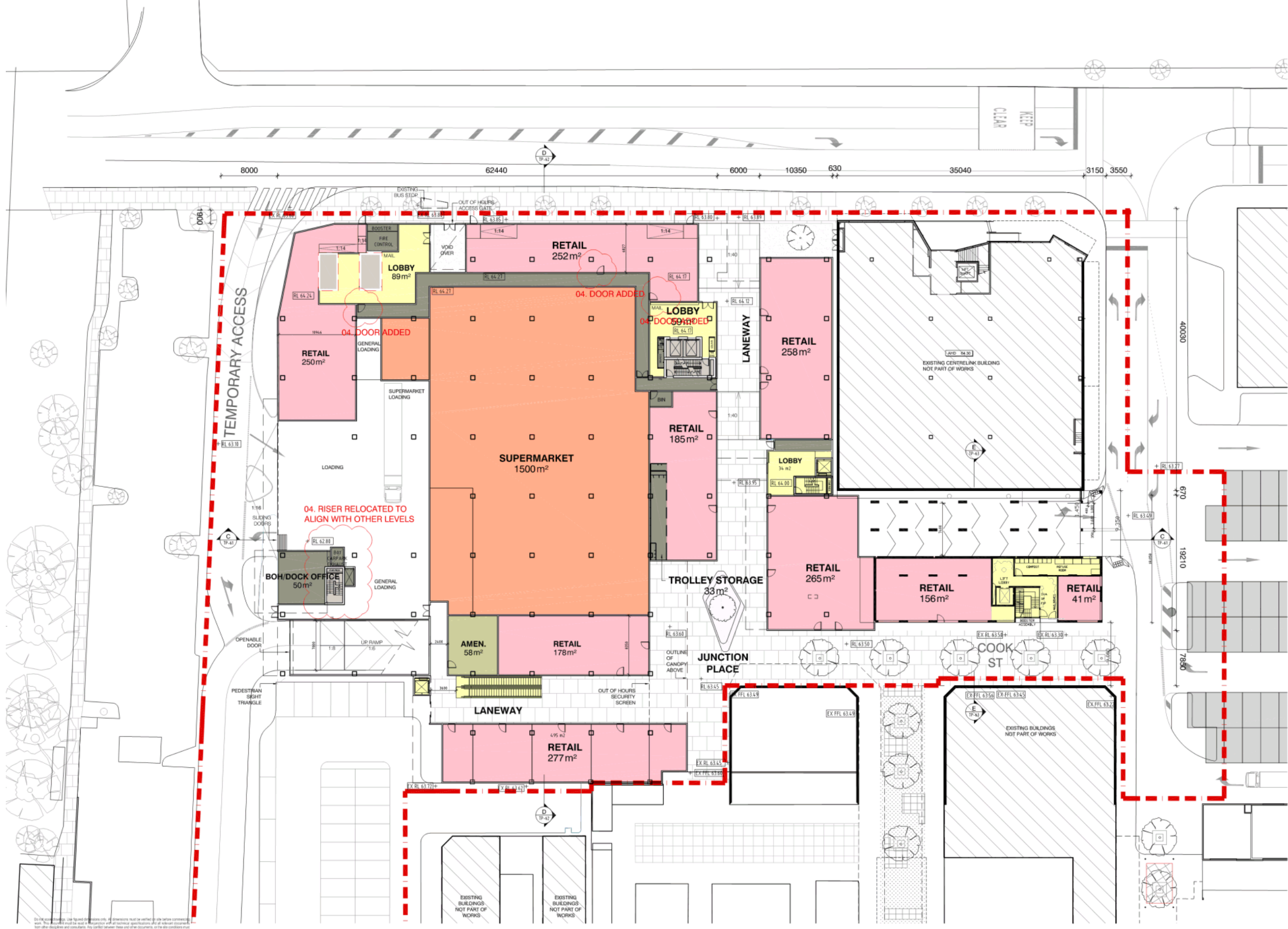
Drawing Name

Basement Plan		Scale @ A1
Architect	Drawn By	1:250
PD	DS	
Project Number	Drawing Number	Revision
150260	TP-1B-30	04

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# STAGE 1B



**LEGEND**

- EXISTING BUILDING
- EXISTING BUILDING - DEMOLISHED IN STAGE 1A
- PERMIT EXTENT
- TITLE BOUNDARY

- RETAIL - MINI MAJOR
- RETAIL
- RESIDENTIAL CORE / CIRCULATION
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- AMENITIES
- BOH
- OVER-BONNET STORAGE - 3m²
- STORAGE CAGE - 6m²
- CASUAL LEASING
- NEW PAVEMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- BALCONY / PRIVATE OPEN SPACE
- CAR PARKS - EXISTING
- CAR PARKS - PROPOSED

04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
03	19.07.2017	DS	PD	ISSUED FOR VCAT
02	24.07.2017	LG	BP	ISSUED FOR INFORMATION
01	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
00	04.04.2016	KK	SB	TOWN PLANNING ISSUE

Client

**ISSUED FOR VCAT**

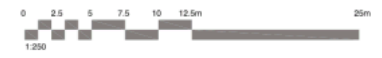
**NHArchitecture**

Level 7 Carrons House Telephone: +613 9654 4066  
 12-20 Fiverson Lane Facsimile: +613 9654 4068  
 Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**

Drawing Name  
**Ground Floor Plan**

Architect	Drawn By	Scale
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1B-31	04



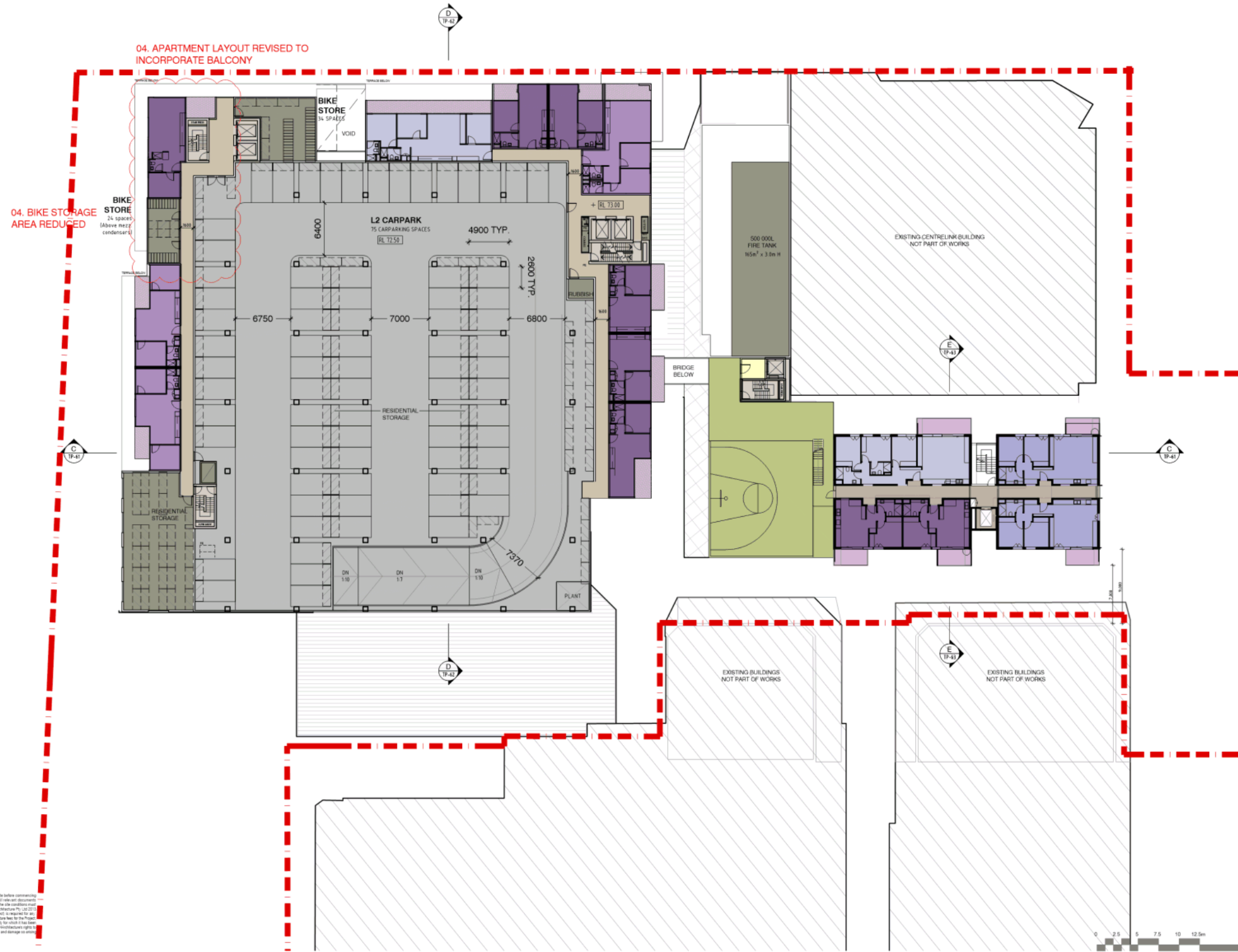




# STAGE 1B

## LEGEND

-  EXISTING BUILDING
-  EXISTING BUILDING - DEMOLISHED IN STAGE 1A
-  PERMIT EXTENT
-  TITLE BOUNDARY
  
-  RETAIL - MINI MAJOR
-  RETAIL
-  RESIDENTIAL CORE / CIRCULATION
-  PUBLIC CORE / CIRCULATION
-  COMMERCIAL
-  F&B
-  COMMUNITY
-  AMENITIES
-  BOH
-  OVER-BONNET STORAGE - 3m<sup>2</sup>
-  STORAGE CAGE - 6m<sup>2</sup>
-  CASUAL LEASING
-  NEW PAVEMENT
-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT
-  BALCONY / PRIVATE OPEN SPACE
  
-  CAR PARKS - EXISTING
-  CAR PARKS - PROPOSED



04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
03	19.07.2017	DS	PD	ISSUED FOR VCAT
02	24.01.2017	LG	BP	ISSUED FOR INFORMATION
01	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
00	08.04.2016	KK	SB	TOWN PLANNING ISSUE

Client




General Notes

**ISSUED FOR VCAT**

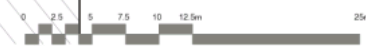
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Facsimile +613 9554 4020  
www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**

Level 2 Plan		
Architect	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1B-33	04



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# STAGE 1B



- ### LEGEND
- EXISTING BUILDING
  - EXISTING BUILDING - DEMOLISHED IN STAGE 1A
  - PERMIT EXTENT
  - TITLE BOUNDARY
  - RETAIL - MINI MAJOR
  - RETAIL
  - RESIDENTIAL CORE / CIRCULATION
  - PUBLIC CORE / CIRCULATION
  - COMMERCIAL
  - F&B
  - COMMUNITY
  - AMENITIES
  - BOH
  - OVER-BONNET STORAGE - 3m<sup>2</sup>
  - STORAGE CAGE - 6m<sup>2</sup>
  - CASUAL LEASING
  - NEW PAVEMENT
  - 1 BEDROOM APARTMENT
  - 2 BEDROOM APARTMENT
  - 3 BEDROOM APARTMENT
  - BALCONY / PRIVATE OPEN SPACE
  - CAR PARKS - EXISTING
  - CAR PARKS - PROPOSED

04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
03	18.07.2017	DS	PD	ISSUED FOR VCAT
02	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	KK	SB	TOWN PLANNING ISSUE

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General Notes

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 Melbourne, Australia 3000 www.nharchitecture.net

Project Name

**Preston Market Stage 1B**

Drawing Name

Level 4 Plan

Author	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1B-35	04

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# STAGE 1B

## LEGEND

-  EXISTING BUILDING
-  EXISTING BUILDING - DEMOLISHED IN STAGE 1A
-  PERMIT EXTENT
-  TITLE BOUNDARY
  
-  RETAIL - MINI MAJOR
-  RETAIL
-  RESIDENTIAL CORE / CIRCULATION
-  PUBLIC CORE / CIRCULATION
-  COMMERCIAL
-  F&B
-  COMMUNITY
-  AMENITIES
-  BOH
-  OVER-BONNET STORAGE - 3m<sup>2</sup>
-  STORAGE CAGE - 6m<sup>2</sup>
-  CASUAL LEASING
-  NEW PAVEMENT
-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT
-  BALCONY / PRIVATE OPEN SPACE
  
-  CAR PARKS - EXISTING
-  CAR PARKS - PROPOSED



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03	19/07/2017	DS	PD	ISSUED FOR VCAT
02	30/11/2016	DW	LG	TOWN PLANNING AMENDMENT
01	08/04/2016	AK	SB	TOWN PLANNING ISSUE
Rev	Date	Initial	Check	Description

Client




General Notes

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 Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**

Drawing Name

Level 5 Plan		
Architect	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1B-36	03







# STAGE 1B



- ### LEGEND
- EXISTING BUILDING
  - EXISTING BUILDING - DEMOLISHED IN STAGE 1A
  - PERMIT EXTENT
  - TITLE BOUNDARY
  - RETAIL - MINI MAJOR
  - RETAIL
  - RESIDENTIAL CORE / CIRCULATION
  - PUBLIC CORE / CIRCULATION
  - COMMERCIAL
  - F&B
  - COMMUNITY
  - AMENITIES
  - BOH
  - OVER-BONNET STORAGE - 3m<sup>2</sup>
  - STORAGE CAGE - 6m<sup>2</sup>
  - CASUAL LEASING
  - NEW PAVEMENT
  - 1 BEDROOM APARTMENT
  - 2 BEDROOM APARTMENT
  - 3 BEDROOM APARTMENT
  - BALCONY / PRIVATE OPEN SPACE
  - CAR PARKS - EXISTING
  - CAR PARKS - PROPOSED

R1	19.07.2017	DS	PD	ISSUED FOR VCAT
R2	30.11.2018	DW	LG	TOWN PLANNING AMENDMENT
R3	08.04.2019	KK	SB	TOWN PLANNING ISSUE



**ISSUED FOR VCAT**

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 Facsimile +613 9554 4928  
 www.nharchitecture.net

Project Name  
**Preston Market  
 Stage 1B**

Level 8 Plan		
Author	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1B-39	03

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# STAGE 1B



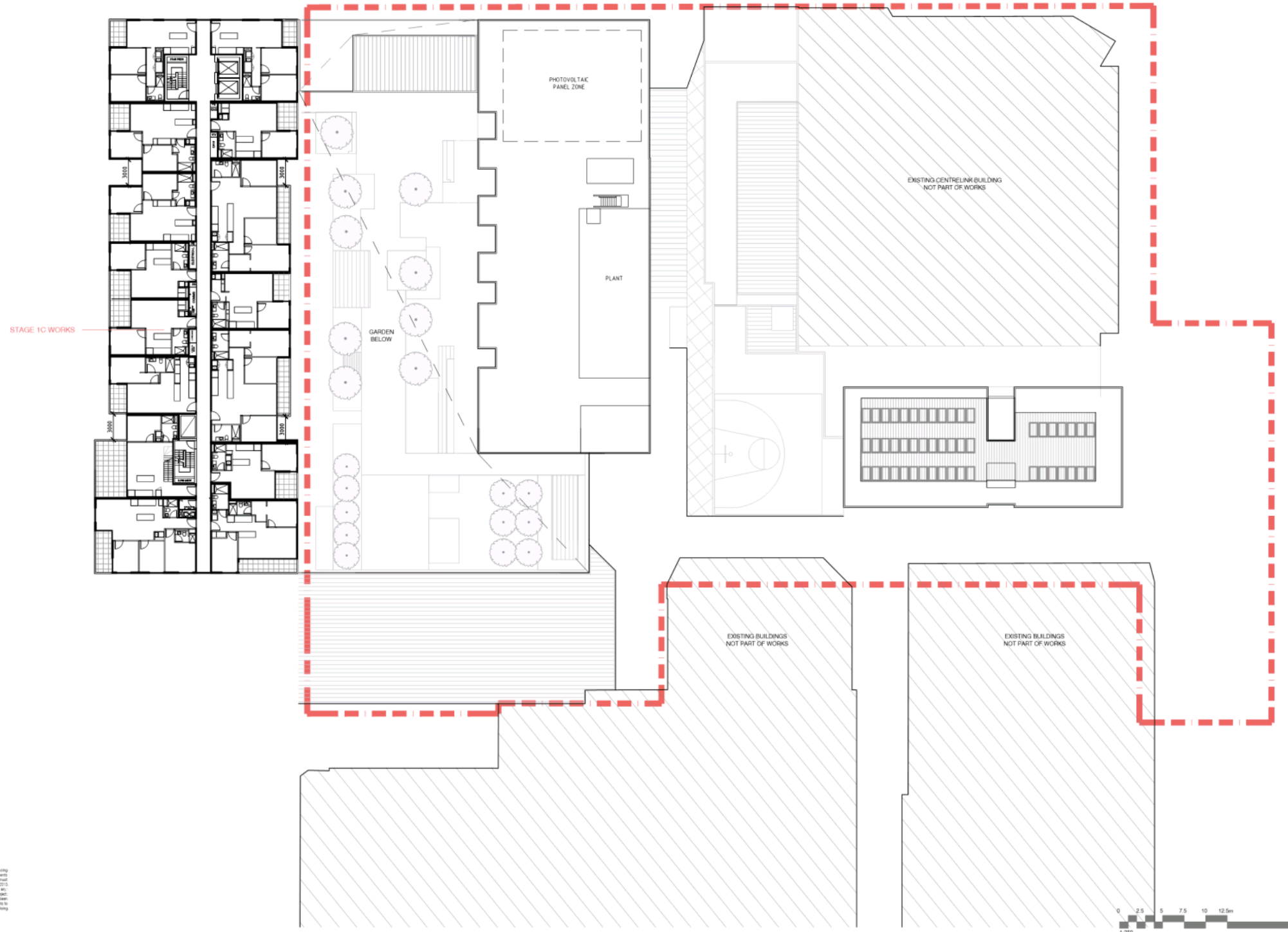
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# STAGE 1B

## LEGEND

-  EXISTING BUILDING
-  EXISTING BUILDING - DEMOLISHED IN STAGE 1A
-  PERMIT EXTENT
-  TITLE BOUNDARY
  
-  RETAIL - MINI MAJOR
-  RETAIL
-  RESIDENTIAL CORE / CIRCULATION
-  PUBLIC CORE / CIRCULATION
-  COMMERCIAL
-  F&B
-  COMMUNITY
-  AMENITIES
-  BOH
-  OVER-BONNET STORAGE - 3m<sup>2</sup>
-  STORAGE CAGE - 6m<sup>2</sup>
-  CASUAL LEASING
-  NEW PAVEMENT
-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT
-  BALCONY / PRIVATE OPEN SPACE
  
-  CAR PARKS - EXISTING
-  CAR PARKS - PROPOSED



STAGE 1C WORKS

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Rev	Date	Initial	Check	Description

Client




General Notes

**ISSUED FOR VCAT**

**NHArchitecture**

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Project Name

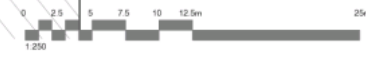
**Preston Market Stage 1B**

Drawing Name

**Level 10 Plan**

Architect	Drawn By	Scale
PD	DS	1:250

Project Number	Drawing Number	Revision
150260	TP-1B-41	02



# STAGE 1B



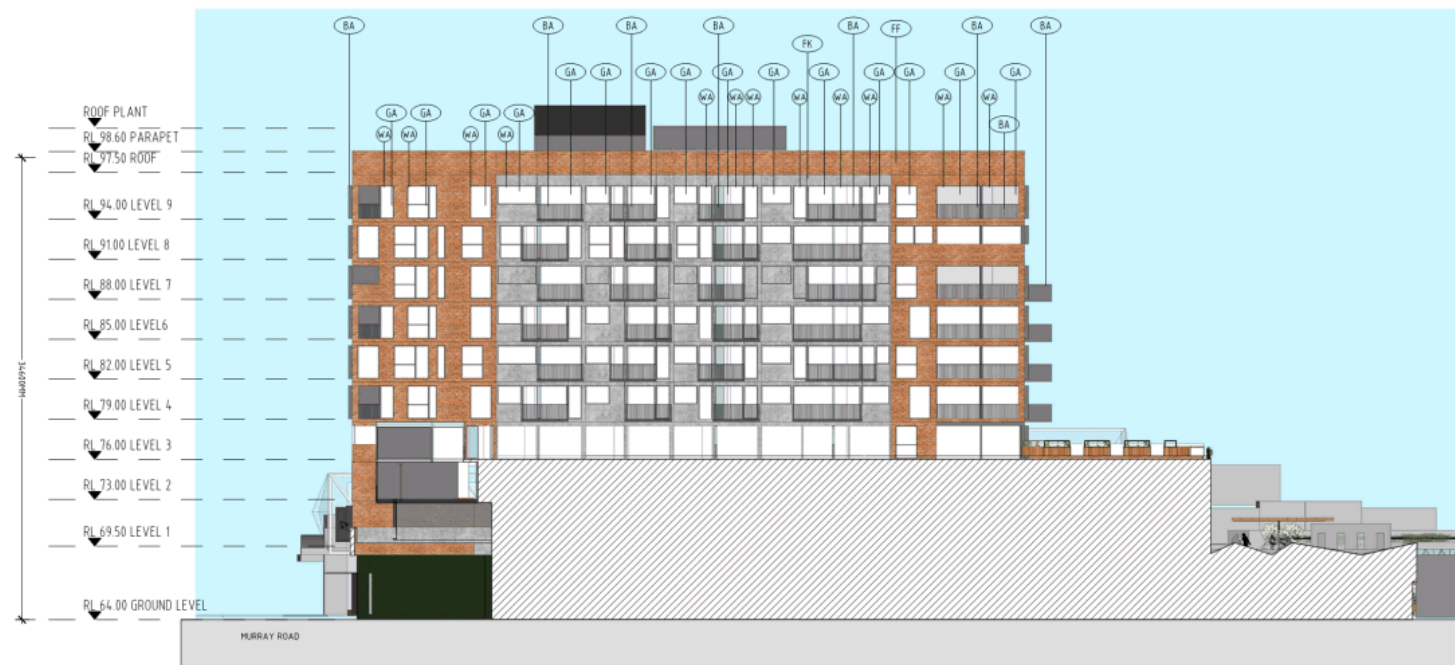
1 Laneway Building Elevation - North  
SCALE 1:250

04. SQUARE REMOVED.  
SECURITY GATE LABEL ADDED

## LEGEND

- Ⓜ ALUMINIUM FRAME WINDOW
- Ⓞ ROLLER SHUTTER DOOR
- Ⓢ BRICK CLADDING (RED)
- Ⓜ MESH CLADDING
- Ⓢ METAL PLATE
- Ⓢ STEEL STRUCTURE, GLAZED PANELS
- Ⓢ RECYCLED BRICK
- Ⓢ RAW PRECAST CONCRETE
- Ⓢ TEXTURED PRECAST CONCRETE
- Ⓢ PERFORATED METAL PANEL
- Ⓢ BRICK CLADDING (BLACK)
- Ⓢ COLOURED TEXTURED PAINT
- Ⓢ ALUMINIUM GRILL SYSTEM
- Ⓢ METAL ROOF SHEETING
- Ⓢ METAL BALUSTRADE
- Ⓢ TIMBER BALUSTRADE
- Ⓢ CLEAR DOUBLE GLAZING
- Ⓢ IRON SECURITY GATE
- Ⓢ COMMUNITY GARDEN PLANTERS

04. LABELS ADDED TO LEGEND



2 Laneway Building Elevation - West  
SCALE 1:250

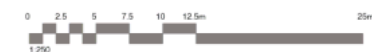
Rev	Date	Initial	Check	Description
04	24.01.21	BA	PD	ISSUED FOR VCAT - AMENDED
03	18.07.2017	DS	PD	ISSUED FOR VCAT
02	28.11.2016	SG	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	AE	SB	ISSUED FOR TOWN PLANNING



**ISSUED FOR VCAT**  
**NH Architecture**  
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 Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**  
 Drawing Name  
**Elevations - Laneway**

Author	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1B-51	04





# STAGE 1B



1 Laneway Building Elevation - South  
SCALE 1:250

- ### LEGEND
- ⊗ ALUMINIUM FRAME WINDOW
  - ⊗ ROLLER SHUTTER DOOR
  - ⊗ BRICK CLADDING (RED)
  - ⊗ MESH CLADDING
  - ⊗ METAL PLATE
  - ⊗ STEEL STRUCTURE, GLAZED PANELS
  - ⊗ RECYCLED BRICK
  - ⊗ RAW PRECAST CONCRETE
  - ⊗ TEXTURED PRECAST CONCRETE
  - ⊗ PERFORATED METAL PANEL
  - ⊗ BRICK CLADDING (BLACK)
  - ⊗ COLOURED TEXTURED PAINT
  - ⊗ ALUMINIUM GRILL SYSTEM
  - ⊗ METAL ROOF SHEETING
  - ⊗ METAL BALUSTRADE
  - ⊗ TIMBER BALUSTRADE
  - ⊗ CLEAR DOUBLE GLAZING
  - ⊗ IRON SECURITY GATE
  - ⊗ COMMUNITY GARDEN PLANTERS
04. LABELS ADDED TO LEGEND



2 Laneway Building Elevation - East  
SCALE 1:250

Rev	Date	Initial	Check	Description
04	24.01.21	BA	PD	ISSUED FOR VCAT - AMENDED
03	19.07.2017	DS	PD	ISSUED FOR VCAT
02	28.11.2016	SG	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	AE	SB	ISSUED FOR TOWN PLANNING

Client

General Notes

**ISSUED FOR VCAT**

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Facsimile +613 9034 8926  
www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**

Drawing Name  
**Zone 1B Elevations - Laneway**

Author	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1B-52	04



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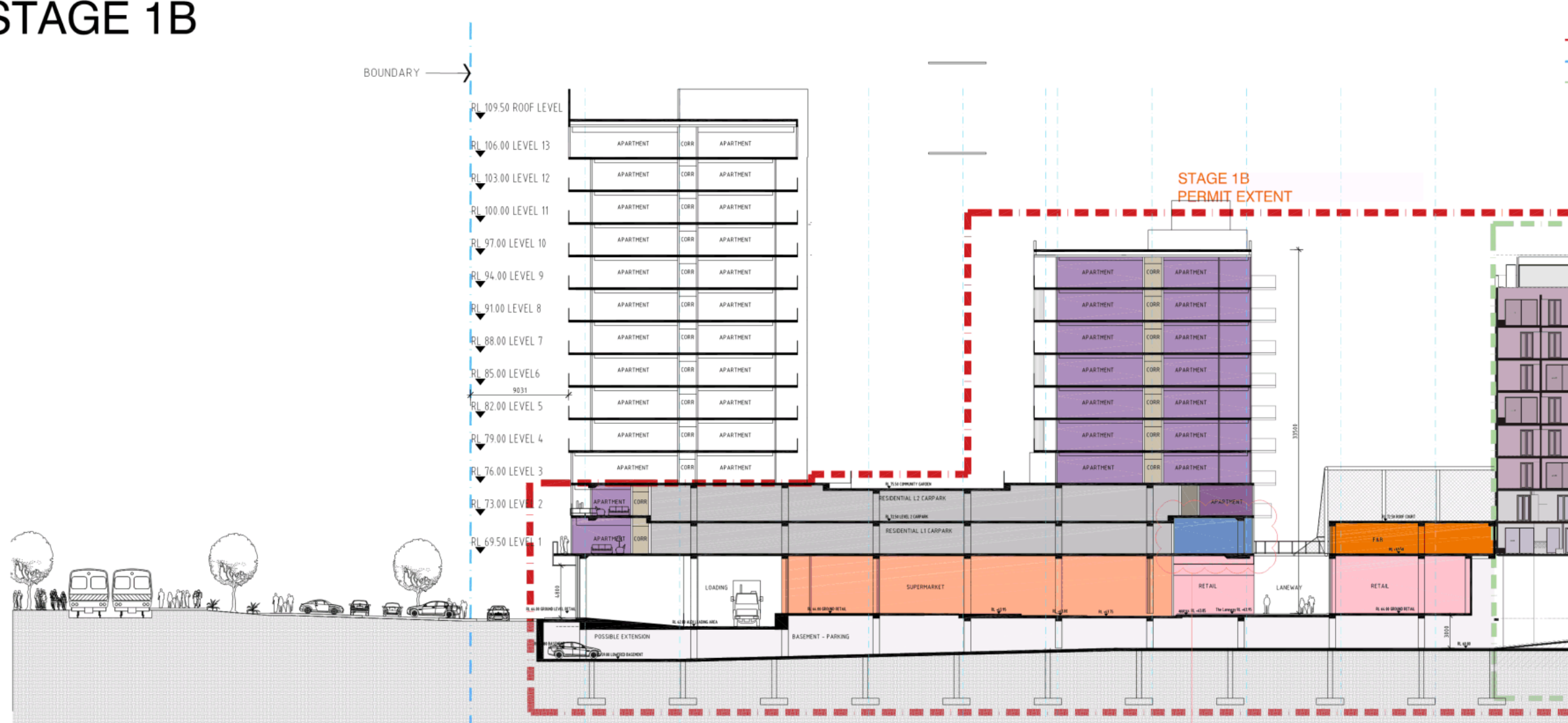






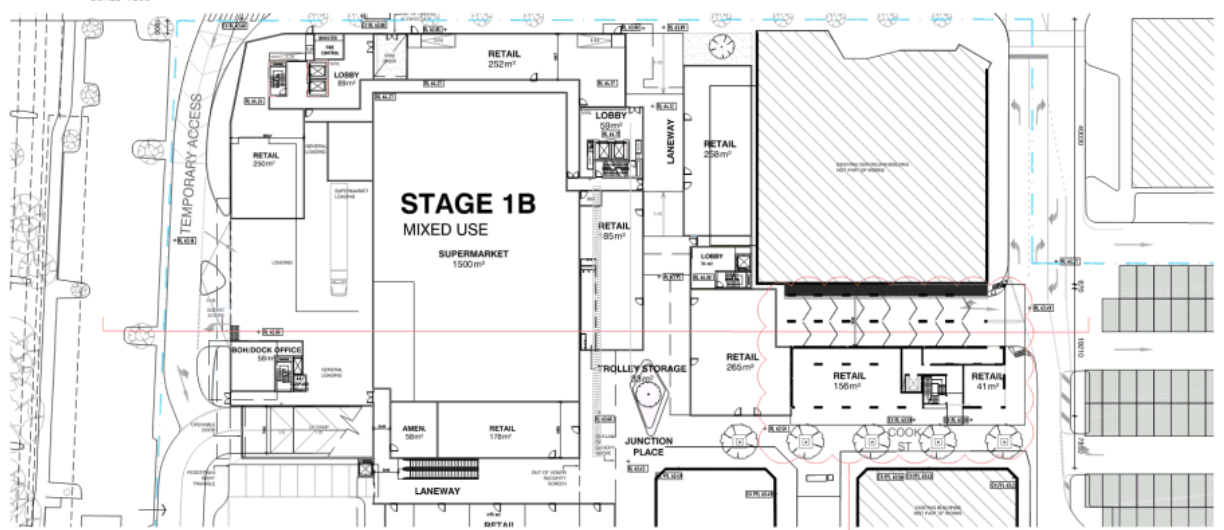


# STAGE 1B



- LEGEND**
- PERMIT EXTENT
  - TITLE BOUNDARY
  - BY BREATHE ARCHITECTURE
  - RETAIL - MINI MAJOR
  - RETAIL
  - PUBLIC CORE / CIRCULATION
  - COMMERCIAL
  - F&B
  - COMMUNITY
  - BOH
  - 1 BEDROOM APARTMENT
  - 2 BEDROOM APARTMENT
  - 3 BEDROOM APARTMENT

**C SECTION C**  
3m Floor Height  
SCALE 1:200



**D PLAN**  
SCALE N/A

04. CORRIDOR REMOVED ON FIRST FLOOR

04. LOFT BUILDING ADDED TO PLAN

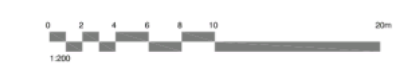
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R2	19.07.2017	BS	PD	ISSUED FOR VCAT
R3	28.11.2016	SN	LG	TOWN PLANNING AMENDMENT
R4	08.04.2016	KK	SB	ISSUED FOR TOWN PLANNING



**ISSUED FOR VCAT**  
**NHArchitecture**  
Level 7 Carrivora House Telephone: +61 3 9554 4955  
12-20 Flinders Lane Facsimile: +61 3 9554 4939  
Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**  
Drawing Name

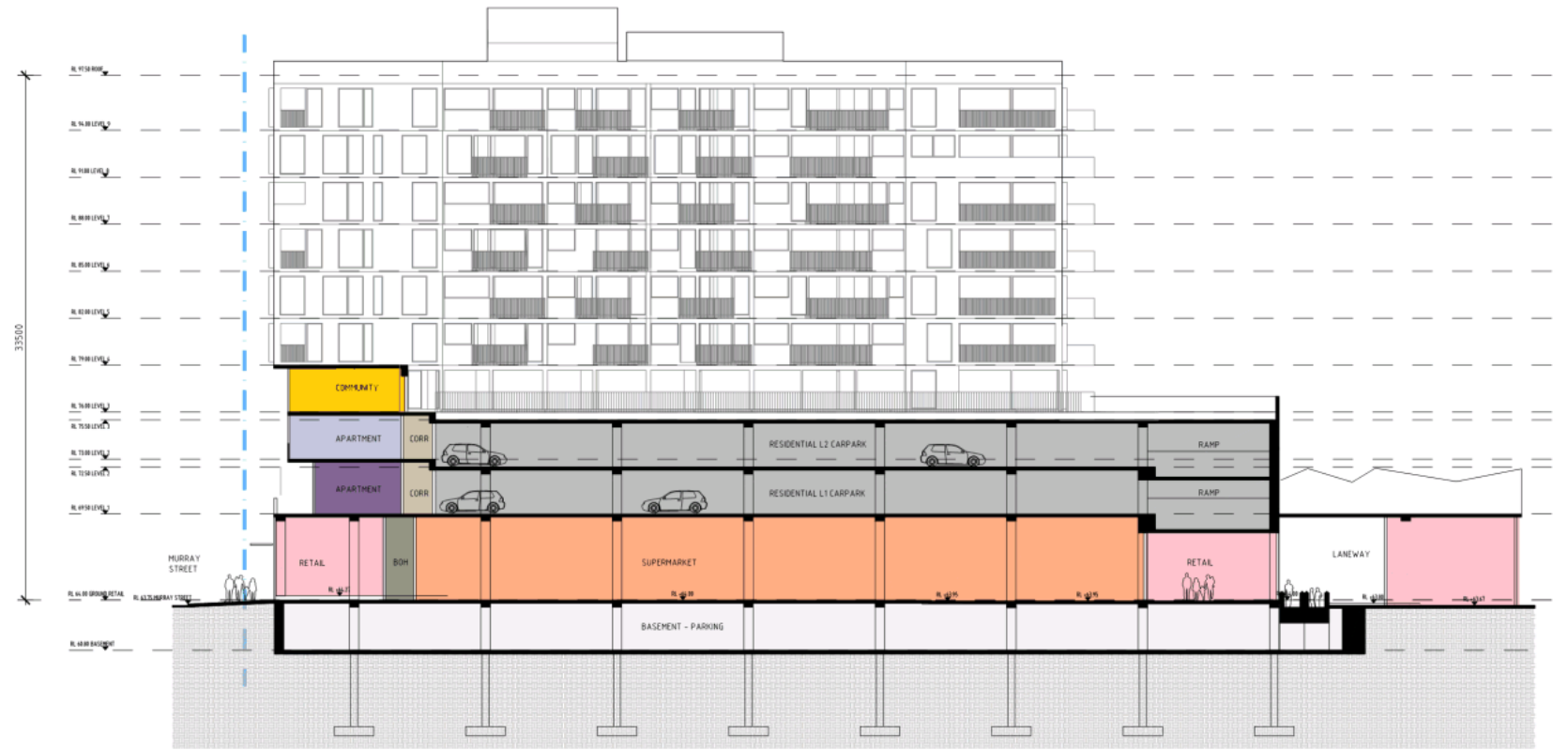
<b>Section C</b>		
Architect	Drawn By	Scale @ A1
PD	DS	1:200
Project Number	Drawing Number	Revision
150260	TP-1B-61	04



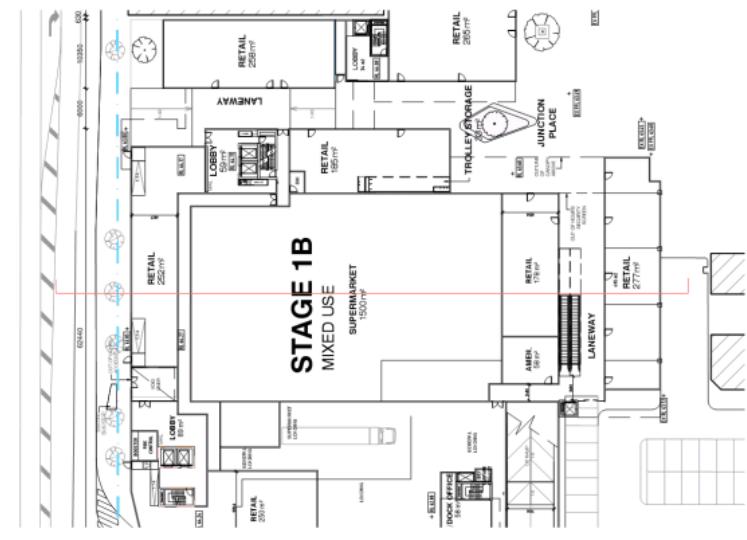
# STAGE 1B

## LEGEND

- PERMIT EXTENT
- TITLE BOUNDARY
- BY BREATHE ARCHITECTURE
- RETAIL - MINI MAJOR
- RETAIL
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- BOH
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT



1 SECTION D  
3m Floor Height  
SCALE 1:200



D PLAN  
SCALE N/A

Do not scale drawings. Use figured dimensions only. All dimensions must be verified on site before commencing work. This document must be read in conjunction with all technical specifications and all relevant documents from other disciplines and consultants. Any conflict between these and other documents, or the site conditions must be resolved by the responsible professional in writing and prior to work. © Copyright Commonwealth Plc. All rights reserved. This document is the property of Commonwealth Plc. It is to be used only for the purposes for which it is issued and no part of it may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Commonwealth Plc. This document is the property of Commonwealth Plc. It is to be used only for the purposes for which it is issued and no part of it may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Commonwealth Plc.

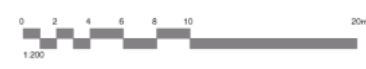
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02	30.11.2016	GW	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	KA	SB	ISSUE FOR TOWN PLANNING
Rev	Date	Initial	Check	Description



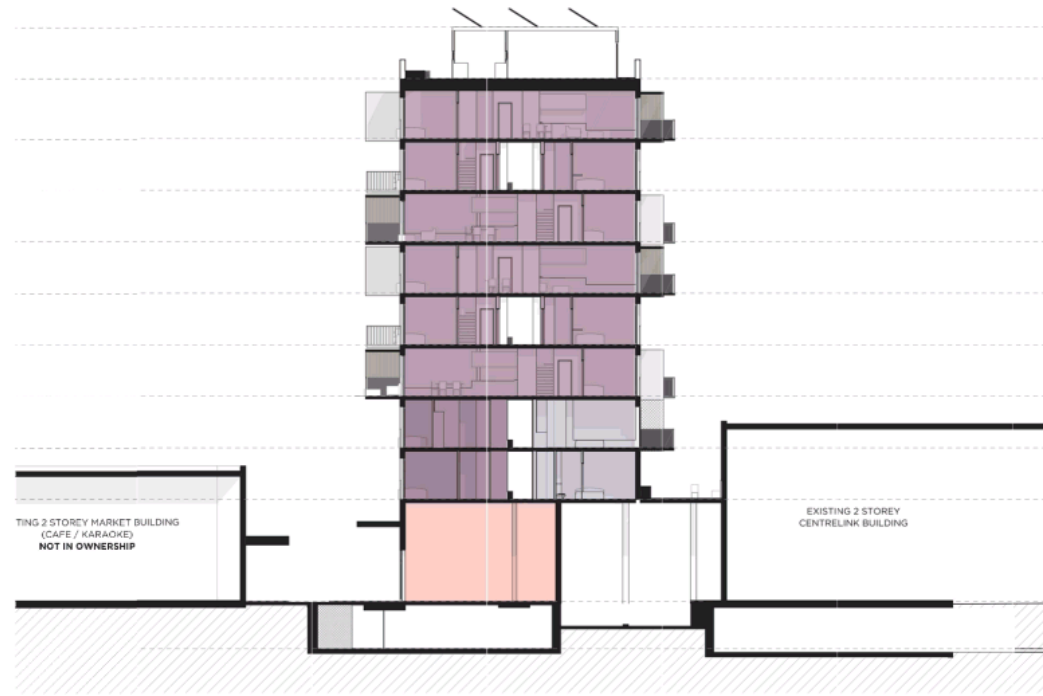
**ISSUED FOR VCAT**  
**NHArchitecture**  
 Level 7 Carrons House Telephone +613 9034 4955  
 12-22 Flinders Lane Facsimile +613 9034 4928  
 Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1B**  
 Drawing Name

Section D		
Author	Drawn By	Scale @ A1
PD	DS	1:200
Project Number	Drawing Number	Revision
150260	TP-1B-62	03

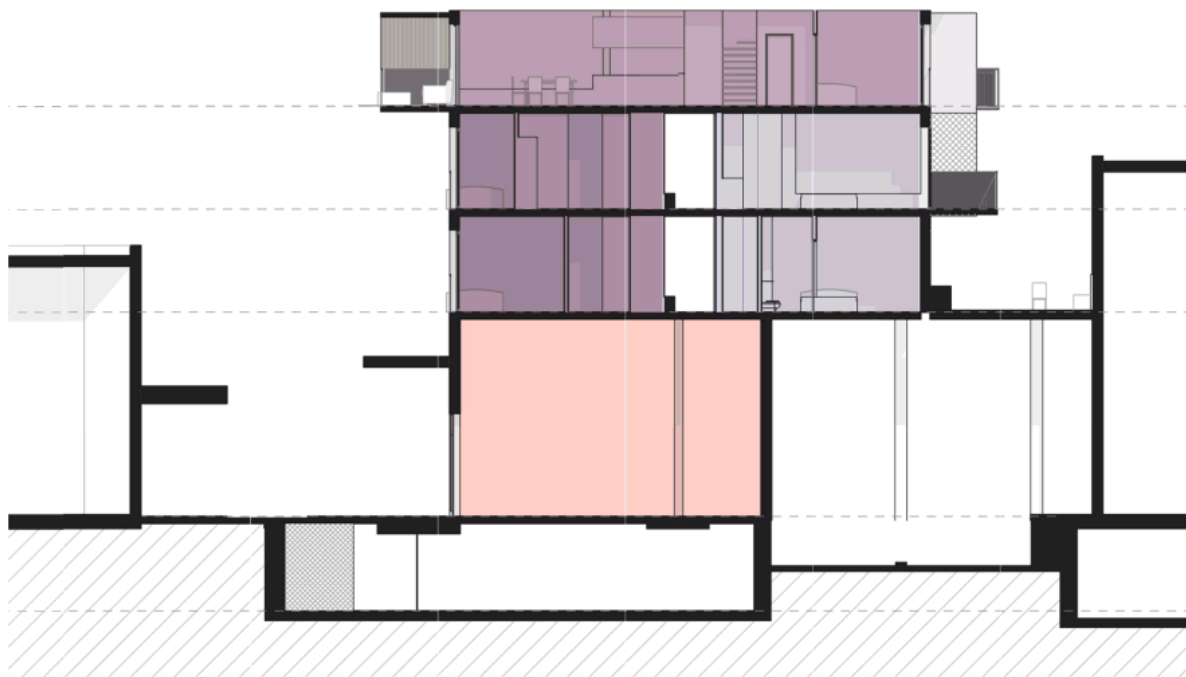


# STAGE 1B



1 SECTION E

SCALE 1:200



2 SECTION DETAIL

SCALE 1:100

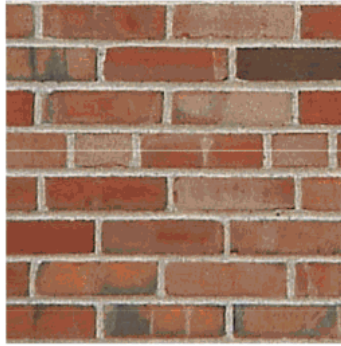
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# STAGE 1B - LANEWAY BUILDING



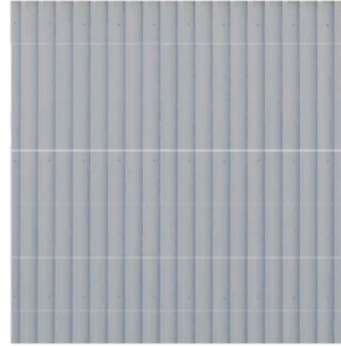
**FF** BRICK CLADDING  
Red



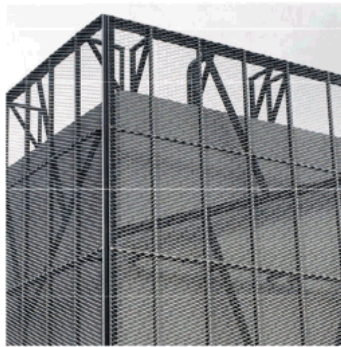
**FJ** RECYCLED BRICK  
Red



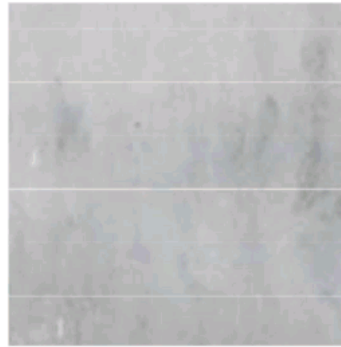
**FK** BRICK CLADDING  
Black



**DC** ROLLER SHUTTER DOOR  
Bold Rib Metal Sheetting



**FG** MESH CLADDING  
Galvanised Steel structure



**FK** PRECAST CONCRETE  
Brighton Light Finish



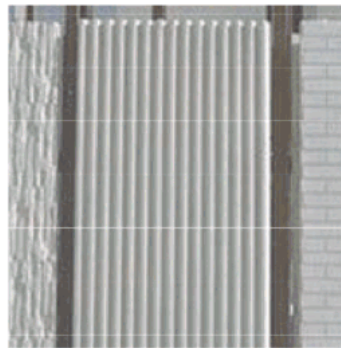
**FO** TEXTURED PAINT FINISH



**BA** METAL BALUSTRADES



**FH** METAL PLATE  
Cladding



**FL** TEXTURED PRECAST CONCRETE  
Brighton Light Finish



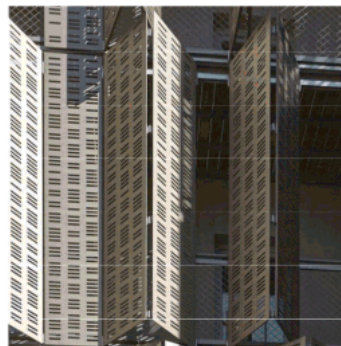
**FP** ALUMINIUM GRILL SYSTEM  
50% Open



**RB** METAL ROOF SHEETING  
Black



**FI** STEEL STRUCTURE, GLAZED  
PANELS



**FM** PERFORATED METAL PANEL  
Powder coat Finish



**MA** METAL FRAME WINDOW  
Clear Double Glaze

## LEGEND

- MA** ALUMINIUM FRAME WINDOW
- DC** ROLLER SHUTTER DOOR
- FF** BRICK CLADDING (RED)
- FG** MESH CLADDING
- FH** METAL PLATE
- FI** STEEL STRUCTURE, GLAZED PANELS
- FJ** RECYCLED BRICK
- FK** RAW PRECAST CONCRETE
- FL** TEXTURED PRECAST CONCRETE
- FM** PERFORATED METAL PANEL
- FN** BRICK CLADDING (BLACK)
- FO** COLOURED TEXTURED PAINT
- FP** ALUMINIUM GRILL SYSTEM
- RB** METAL ROOF SHEETING
- BA** METAL BALUSTRADE
- BB** TIMBER BALUSTRADE
- GA** CLEAR DOUBLE GLAZING

02	18.07.2017	DS	PD	ISSUED FOR VCAT
01	08.04.2016	AE	SB	ISSUED FOR TOWN PLANNING
Rev	Date	Initial	Check	Description



General Notes  
**ISSUED FOR VCAT**  
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Project Name		
Preston Market Stage 1B		
Drawing Name		
Laneway Building Materials & Finishes		
Architect	Drawn By	Scale: @ A1
PD	DS	NA
Project Number	Drawing Number	Revision
150260	TP-1B-81	02

The net scale drawings show typical dimensions only. All dimensions must be verified on site before commencing work. This document must be read in conjunction with all technical specifications and all other documents that the drawings and schedules, any conflict between these and other documents, in the order listed, shall be resolved in favour of the technical specifications. © Copyright NHArchitecture Pty Ltd 2017. This document is issued under the terms of engagement of NHArchitecture for the Project in respect of the representation of the drawings to the relevant authorities and for the purposes of the Project. All other rights reserved. No part of this document may be reproduced or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of NHArchitecture. Any unauthorised use of this document or the contents hereof may constitute a breach of the law. NHArchitecture accepts no liability or responsibility for the use of this document or the contents hereof.



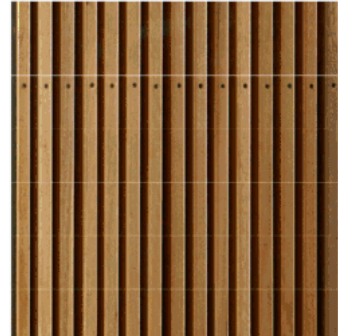
# STAGE 1B - LOFT BUILDING

## LEGEND

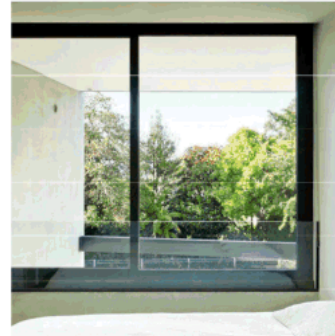
- ⓐ PRECAST CONCRETE NF
- ⓑ TIMBER BATTENS
- Ⓒ CLEAR GLAZING
- Ⓓ PRECAST CONCRETE TF
- Ⓔ TIMBER CLADDING
- Ⓜ STEEL ROD
- Ⓝ FIBREGLASS / POLYCARB.
- Ⓞ GREENERY



ⓐ PRECAST CONCRETE  
Natural Finish



ⓑ TIMBER BATTENS  
Australian Hardwood



Ⓒ CLEAR GLAZING  
Black Steel/Alu. Frames



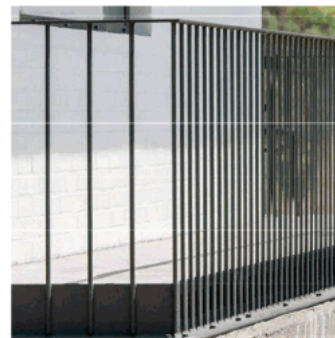
Ⓞ GREENERY  
To grow on C2



Ⓓ PRECAST CONCRETE  
Textured Finish



Ⓔ TIMBER CLADDING  
Australian Hardwood



Ⓜ STEEL ROD  
Balustrades



Ⓝ FIBREGLASS/POLYCARB.

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02	19.07.2017	DS	PD	ISSUED FOR VCAT
01	08.04.2016	SB	SB	ISSUED FOR TOWN PLANNING
Rev	Date	Initial	Check	Description

Client

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 Melbourne, Australia 3000 www.nharchitecture.net

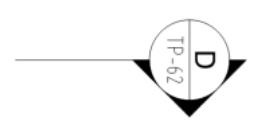
Project Name  
**Preston Market  
 Stage 1B**

Drawing Name  
**Loft Building  
 Materials & Finishes**

Architect	Drawn By	Scale
BP	DS	NA

Project Number	Drawing Number	Revision
150260	TP-1B-82	PD

# STAGE 1B



- 19/12/17 DS PD ISSUED FOR VCAT		
Rev	Date	Initial Check Description
Client		
General Notes		
<b>ISSUED FOR VCAT</b>		
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Project Name		
Preston Market Stage 1B		
Drawing Name		
LANEWAY BUILDING TYPICAL FLOORPLAN		
Architect	Drawn By	Scale @ A1
PD	DS	1:100
Project Number	Drawing Number	Revision
150260	TP-1B-84	-

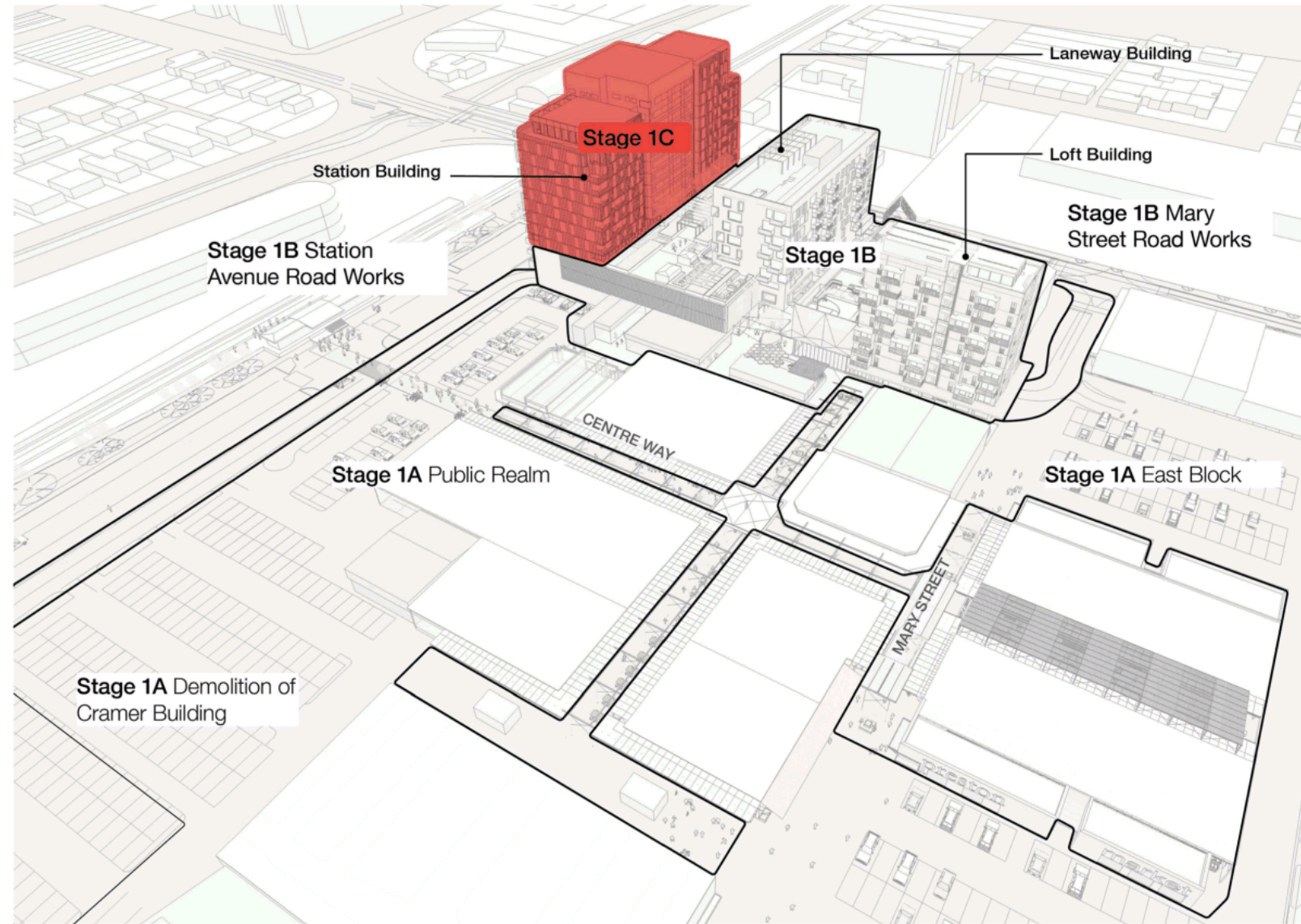
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# PRESTON MARKET STAGE 1C

## DRAWING REGISTER

TP-1C-00	Cover Page and Document Register	N/A
TP-1C-01	Existing Site Plan	1:500
TP-1C-10	Site Plan	1:500
TP-1C-31	Ground Floor Plan	1:250
TP-1C-32	Level 1 Plan	1:250
TP-1C-33	Level 2 Plan	1:250
TP-1C-34	Level 3 Plan	1:250
TP-1C-35	Level 4 Plan	1:250
TP-1C-36	Level 5 Plan	1:250
TP-1C-37	Level 6 Plan	1:250
TP-1C-38	Level 7 Plan	1:250
TP-1C-39	Level 8 Plan	1:250
TP-1C-40	Level 9 Plan	1:250
TP-1C-41	Level 10 Plan	1:250
TP-1C-42	Level 11 Plan	1:250
TP-1C-43	Level 12 Plan	1:250
TP-1C-44	Level 13 Plan	1:250
TP-1C-46	Roof Plan	1:250
TP-1C-53	Elevations - Station	1:250
TP-1C-61	Section C	1:200
TP-1C-80	Shadow Diagrams	1:1000
TP-1C-81	Materials & Finishes	N/A
TP-1C-84	Station Typical Plan	1:100



DEVELOPMENT SCHEDULE

01	19/03/2017	DS	PD	ISSUED FOR VCAT
02	30/11/2016	DW	LG	TOWN PLANNING AMENDMENT
01	06/04/2016	KK	SR	ISSUED FOR TOWN PLANNING



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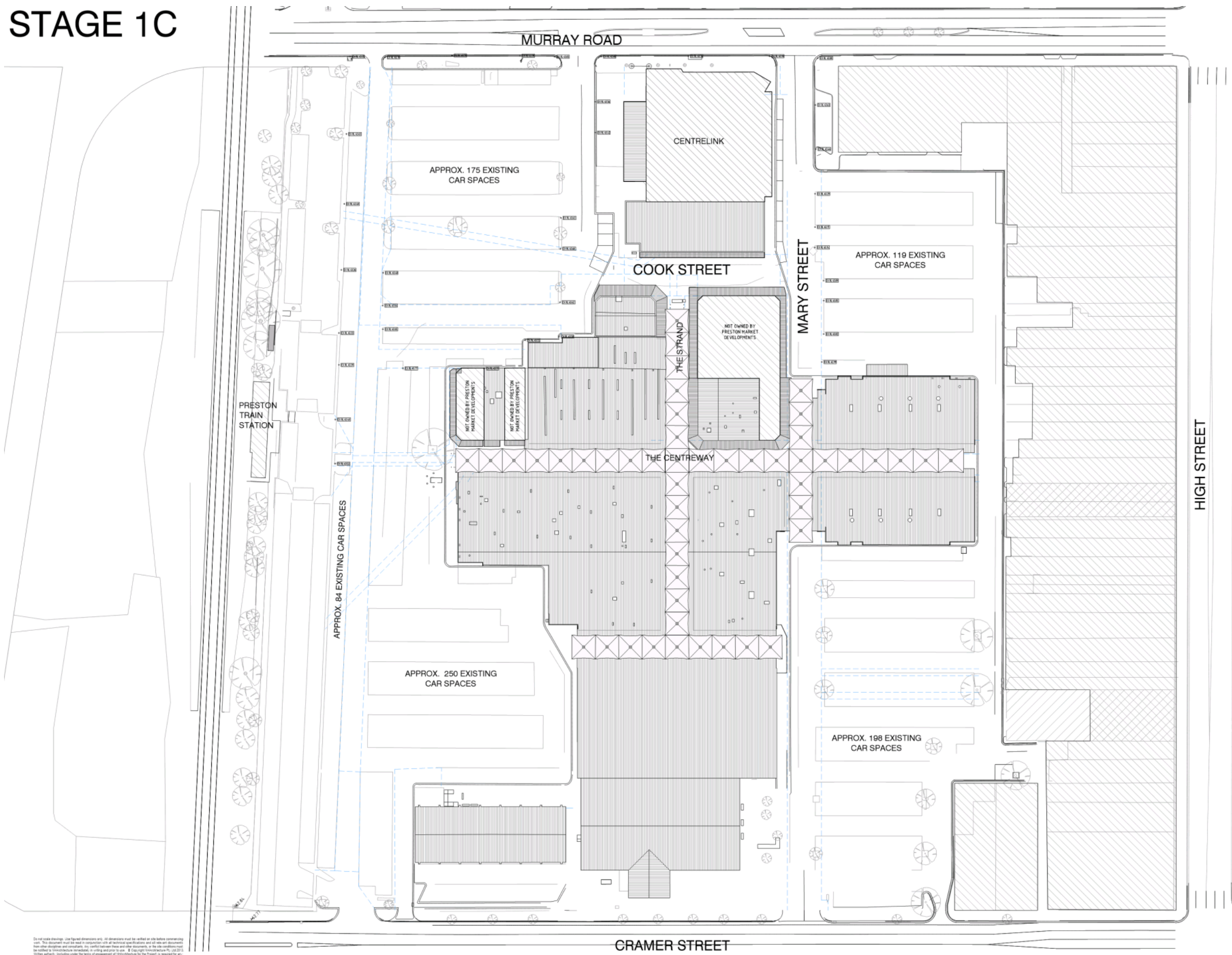
Project Name  
**Preston Market Stage 1C**

Drawing Name  
**Cover Page and Document Register**

Architect	Drawn By	Scale
PD	DS	NA
Project Number	Drawing Number	Revision
150260	TP-1C-00	03

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# STAGE 1C



### LEGEND

- EXISTING BUILDING
- EXISTING BUILDING - DEMOLISHED IN STAGE 1A
- PERMIT EXTENT
- TITLE BOUNDARY
- EASEMENT
- BY BREATHE ARCHITECTURE
- RETAIL - MINI MAJOR
- RETAIL
- RESIDENTIAL CORE / CIRCULATION
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- AMENITIES
- BOH
- OVER-BONNET STORAGE - 3m<sup>3</sup>
- STORAGE CAGE - 6M<sup>3</sup>
- CASUAL LEASING
- NEW PAVEMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- BALCONY / PRIVATE OPEN SPACE
- CAR PARKS - EXISTING
- CAR PARKS - PROPOSED

02	18/07/2017	DS	PD	ISSUED FOR VCAT
01	08/04/2016	KA	SB	ISSUED FOR TOWN PLANNING
Rev	Date	Initial	Check	Description

Client:

General Notes:

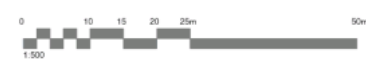
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 Melbourne, Australia 3000 www.nharchitecture.net

Project Name:  
**Preston Market Stage 1C**

Drawing Name:  
**Existing Site Plan**

Author:	Drawn By:	Scale:
PD	DS	@ A1 1:500
Project Number:	Drawing Number:	Revision:
150260	TP-1C-01	02



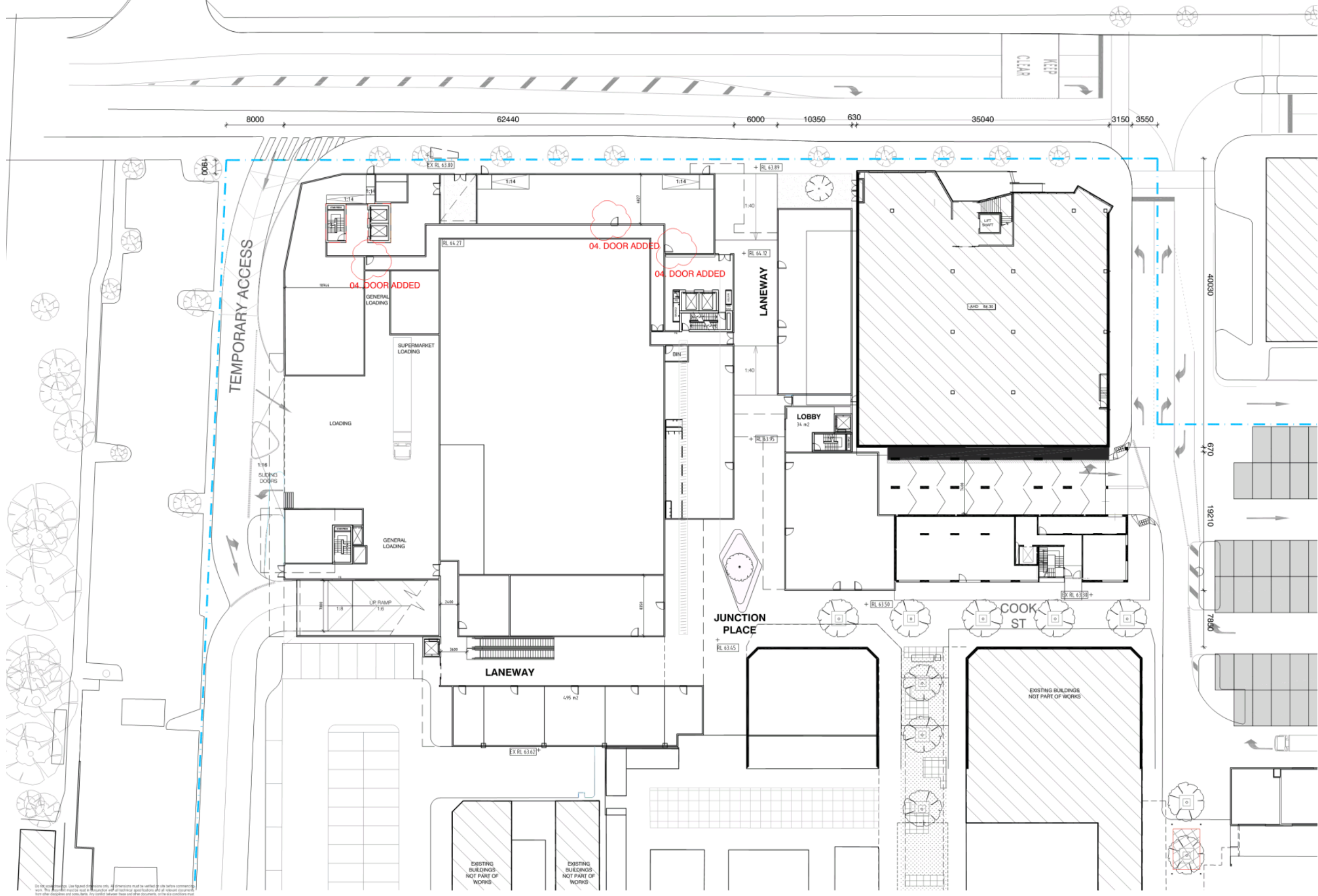
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# STAGE 1C

GROUND/PODIUM LEVEL  
PART OF STAGE 1B WORKS



### LEGEND

- EXISTING BUILDING
- EXISTING BUILDING - DEMOLISHED IN STAGE 1A
- PERMIT EXTENT
- TITLE BOUNDARY
- EASEMENT
- BY BREATHE ARCHITECTURE
- RETAIL - MINI MAJOR
- RETAIL
- RESIDENTIAL CORE / CIRCULATION
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- AMENITIES
- BOH
- OVER-BONNET STORAGE - 3m<sup>2</sup>
- STORAGE CAGE - 6m<sup>2</sup>
- CASUAL LEASING
- NEW PAVEMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- BALCONY / PRIVATE OPEN SPACE
- CAR PARKS - EXISTING
- CAR PARKS - PROPOSED

Rev	Date	Initial	Check	Description
04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
03	19.07.2017	DS	PD	ISSUED FOR VCAT
02	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	KK	SB	ISSUED FOR TOWN PLANNING

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Project Name  
**Preston Market Stage 1C**

Drawing Name

Ground Floor Plan

Architect	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-31	04

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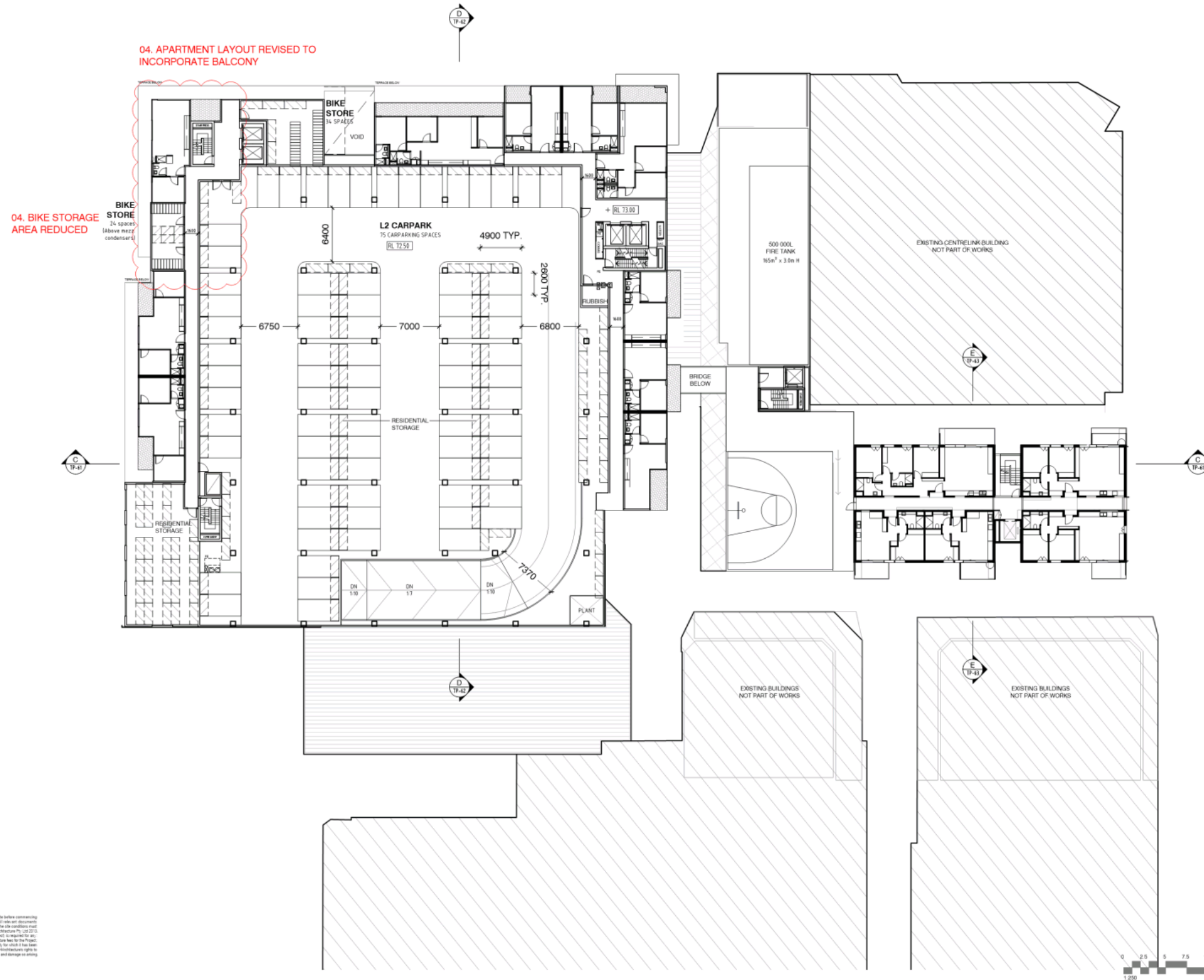


# STAGE 1C

GROUND/PODIUM LEVEL  
PART OF STAGE 1B WORKS

## LEGEND

- EXISTING BUILDING
- EXISTING BUILDING - DEMOLISHED IN STAGE 1A
- PERMIT EXTENT
- TITLE BOUNDARY
- EASEMENT
- BY BREATHE ARCHITECTURE
- RETAIL - MINI MAJOR
- RETAIL
- RESIDENTIAL CORE / CIRCULATION
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- AMENITIES
- BOH
- OVER-BONNET STORAGE - 3m<sup>2</sup>
- STORAGE CAGE - 6m<sup>2</sup>
- CASUAL LEASING
- NEW PAVEMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- BALCONY / PRIVATE OPEN SPACE
- CAR PARKS - EXISTING
- CAR PARKS - PROPOSED



04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
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02	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	KK	SR	ISSUED FOR TOWN PLANNING

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Project Name  
**Preston Market Stage 1C**

Level 2 Plan		
Architect	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-33	04

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# STAGE 1C

04. 3-BED APARTMENT REVISED TO 2-BED APARTMENT TO ALLOW FOR COMMUNITY GARDEN ACCESS

04. DASHED LINE REMOVED



## LEGEND

- EXISTING BUILDING
- EXISTING BUILDING - DEMOLISHED IN STAGE 1A
- PERMIT EXTENT
- TITLE BOUNDARY
- EASEMENT
- BY BREATHE ARCHITECTURE
- RETAIL - MINI MAJOR
- RETAIL
- RESIDENTIAL CORE / CIRCULATION
- PUBLIC CORE / CIRCULATION
- COMMERCIAL
- F&B
- COMMUNITY
- AMENITIES
- BOH
- OVER-BONNET STORAGE - 3m<sup>2</sup>
- STORAGE CAGE - 6m<sup>2</sup>
- CASUAL LEASING
- NEW PAVEMENT
- 1 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 3 BEDROOM APARTMENT
- BALCONY / PRIVATE OPEN SPACE
- CAR PARKS - EXISTING
- CAR PARKS - PROPOSED

04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
03	19.07.2017	DS	PD	ISSUED FOR VCAT
02	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
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Facsimile +613 9554 4028  
www.nharchitecture.net

Project Name  
**Preston Market Stage 1C**

Level 3 Plan		
Architect	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-34	04

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04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
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01	08.04.2016	KK	SB	ISSUED FOR TOWN PLANNING

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Project Name  
**Preston Market Stage 1C**

Drawing Name

**Level 4 Plan**

Author	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-35	04



# STAGE 1C



- ### LEGEND
- EXISTING BUILDING
  - EXISTING BUILDING - DEMOLISHED IN STAGE 1A
  - PERMIT EXTENT
  - TITLE BOUNDARY
  - EASEMENT
  - BY BREATHE ARCHITECTURE
  - RETAIL - MINI MAJOR
  - RETAIL
  - RESIDENTIAL CORE / CIRCULATION
  - PUBLIC CORE / CIRCULATION
  - COMMERCIAL
  - F&B
  - COMMUNITY
  - AMENITIES
  - BOH
  - OVER-BONNET STORAGE - 3m<sup>2</sup>
  - STORAGE CAGE - 6m<sup>2</sup>
  - CASUAL LEASING
  - NEW PAVEMENT
  - 1 BEDROOM APARTMENT
  - 2 BEDROOM APARTMENT
  - 3 BEDROOM APARTMENT
  - BALCONY / PRIVATE OPEN SPACE
  - CAR PARKS - EXISTING
  - CAR PARKS - PROPOSED

04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
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Project Name  
**Preston Market Stage 1C**

Drawing Name

Level 5 Plan

Author	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-36	04

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# STAGE 1C



- ### LEGEND
- EXISTING BUILDING
  - EXISTING BUILDING - DEMOLISHED IN STAGE 1A
  - PERMIT EXTENT
  - TITLE BOUNDARY
  - EASEMENT
  - BY BREATHE ARCHITECTURE
  - RETAIL - MINI MAJOR
  - RETAIL
  - RESIDENTIAL CORE / CIRCULATION
  - PUBLIC CORE / CIRCULATION
  - COMMERCIAL
  - F&B
  - COMMUNITY
  - AMENITIES
  - BOH
  - OVER-BONNET STORAGE - 3m<sup>2</sup>
  - STORAGE CAGE - 6m<sup>2</sup>
  - CASUAL LEASING
  - NEW PAVEMENT
  - 1 BEDROOM APARTMENT
  - 2 BEDROOM APARTMENT
  - 3 BEDROOM APARTMENT
  - BALCONY / PRIVATE OPEN SPACE
  - CAR PARKS - EXISTING
  - CAR PARKS - PROPOSED

04	24.07.2017	KA	PD	ISSUED FOR VCAT - AMENDED
03	19.07.2017	DS	PD	ISSUED FOR VCAT
02	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	KK	SB	ISSUED FOR TOWN PLANNING
Rev	Date	Initial	Check	Description



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Project Name  
**Preston Market Stage 1C**

Level 6 Plan		
Author	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-37	04

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# STAGE 1C



# STAGE 1C

## LEGEND

-  EXISTING BUILDING
-  EXISTING BUILDING - DEMOLISHED IN STAGE 1A
-  PERMIT EXTENT
-  TITLE BOUNDARY
-  EASEMENT
-  BY BREATHE ARCHITECTURE
-  RETAIL - MINI MAJOR
-  RETAIL
-  RESIDENTIAL CORE / CIRCULATION
-  PUBLIC CORE / CIRCULATION
-  COMMERCIAL
-  F&B
-  COMMUNITY
-  AMENITIES
-  BOH
-  OVER-BONNET STORAGE - 3m<sup>2</sup>
-  STORAGE CAGE - 6m<sup>2</sup>
-  CASUAL LEASING
-  NEW PAVEMENT
-  1 BEDROOM APARTMENT
-  2 BEDROOM APARTMENT
-  3 BEDROOM APARTMENT
-  BALCONY / PRIVATE OPEN SPACE
-  CAR PARKS - EXISTING
-  CAR PARKS - PROPOSED

04. DASHED LINE REMOVED

04. APARTMENT COLOUR REVISED TO BE 1 BEDROOM APARTMENT



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03	30.11.2016	DW	LG	TOWN PLANNING AMENDMENT
04	08.04.2016	KK	SB	ISSUED FOR TOWN PLANNING

Client




General Notes

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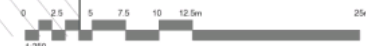
Level 7 Carrons House  
12-20 Pindara Lane  
Melbourne, Australia 3000

Telephone +613 9554 4055  
Facsimile +613 9554 4028  
www.nharchitecture.net

Project Name  
**Preston Market Stage 1C**

Drawing Name

Level 10 Plan		
Architect	Drawn By	Scale @ A1
BP	LG	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-41	04



**150260** TP-1C-42  
 Project Number Drawing Number  
**PD** DS  
 Project Stage Drawing By  
**Level 11 Plan**  
 Drawing Name  
**Preston Market Stage 1C**  
 Project Name  
 Project Name  
 Level 7 Caravan House Telephone +61 8 9604 6900  
 120 Riverside Drive Fremantle WA 6155 0604 6900  
**NHArchitecture**  
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 120 Riverside Drive Fremantle WA 6155 0604 6900  
**ISSUED FOR VCAT**  
 Drawing Name  
**Medich Corporation**  
 Client  
 Date Issue Check Checked  
 14 24.11.2017 KA 10 ISSUED FOR VCAT - ANKEDI  
 15 19.11.2017 SA 10 ISSUED FOR VCAT  
 16 20.11.2017 PW 15 TOWN PLANNING DEVELOPMENT  
 17 20.11.2017 XX 10 ISSUED FOR TOWN PLANNING  
 18 20.11.2017 XX 10 ISSUED FOR TOWN PLANNING



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- LEGEND**
- EXISTING BUILDING
  - EXISTING BUILDING - DEMOLISHED IN STAGE 1A
  - PERMIT EXTENT
  - TITLE BOUNDARY
  - EASEMENT
  - BY BEA/THE ARCHITECTURE
  - RETAIL - MINI MAJOR
  - RETAIL
  - RESIDENTIAL CORE / CIRCULATION
  - PUBLIC CORE / CIRCULATION
  - COMMERCIAL
  - F&B
  - COMUNITY
  - AMENITIES
  - BOH
  - OVER-BONNET STORAGE - 3m<sup>2</sup>
  - STORAGE CAGE - 6m<sup>2</sup>
  - CASUAL LEASING
  - NEW PAVEMENT
  - 1 BEDROOM APARTMENT
  - 2 BEDROOM APARTMENT
  - 3 BEDROOM APARTMENT
  - BALCONY / PRIVATE OPEN SPACE
  - CAR PARKS - EXISTING
  - CAR PARKS - PROPOSED

**STAGE 1C**

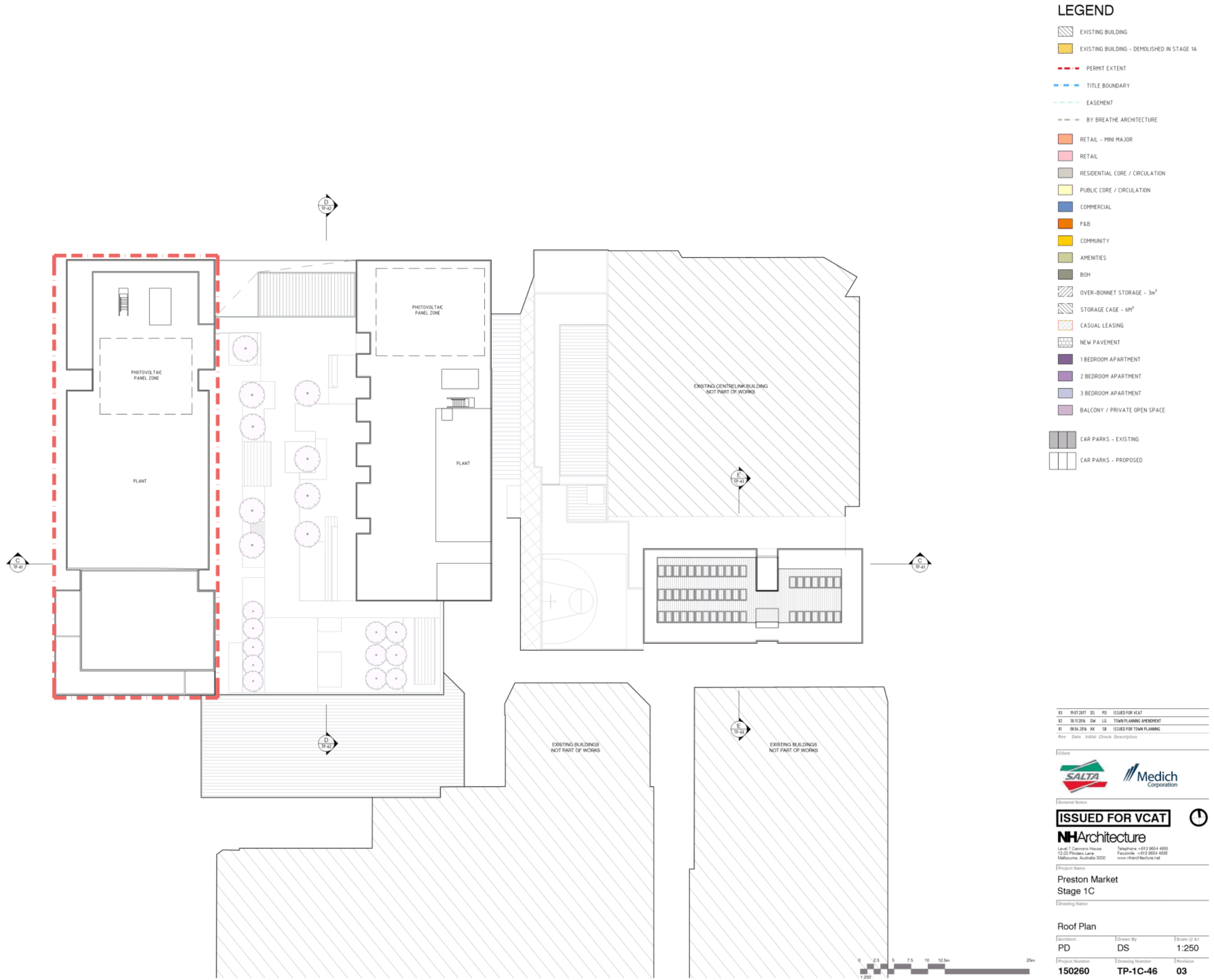








# STAGE 1C



- ### LEGEND
- EXISTING BUILDING
  - EXISTING BUILDING - DEMOLISHED IN STAGE 1A
  - PERMIT EXTENT
  - TITLE BOUNDARY
  - EASEMENT
  - BY BREATHE ARCHITECTURE
  - RETAIL - MINI MAJOR
  - RETAIL
  - RESIDENTIAL CORE / CIRCULATION
  - PUBLIC CORE / CIRCULATION
  - COMMERCIAL
  - F&B
  - COMMUNITY
  - AMENITIES
  - BOH
  - OVER-BONNET STORAGE - 3m<sup>2</sup>
  - STORAGE CAGE - 6m<sup>2</sup>
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  - 1 BEDROOM APARTMENT
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  - 3 BEDROOM APARTMENT
  - BALCONY / PRIVATE OPEN SPACE
  - CAR PARKS - EXISTING
  - CAR PARKS - PROPOSED

R3	19/07/2017	DS	PD	ISSUED FOR VCAT
R2	30/11/2016	DW	LG	TOWN PLANNING AMENDMENT
R1	08/04/2016	KK	SB	ISSUED FOR TOWN PLANNING
Rev	Date	Initial	Check	Description



**ISSUED FOR VCAT**

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 Telephone +613 9554 4955  
 Facsimile +613 9554 4928  
 www.nharchitecture.net

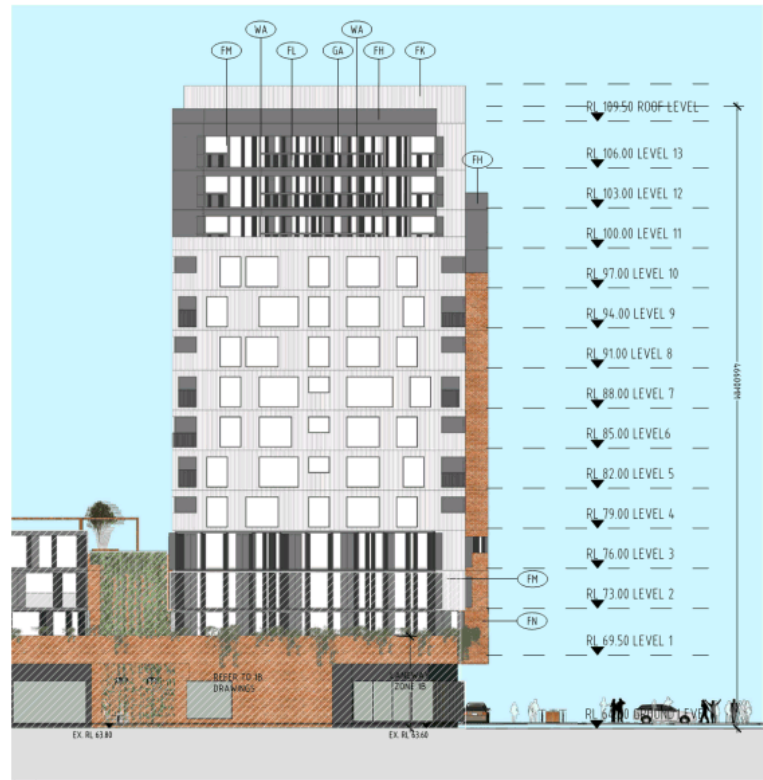
Project Name  
**Preston Market Stage 1C**

Roof Plan		
Architect	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-46	03

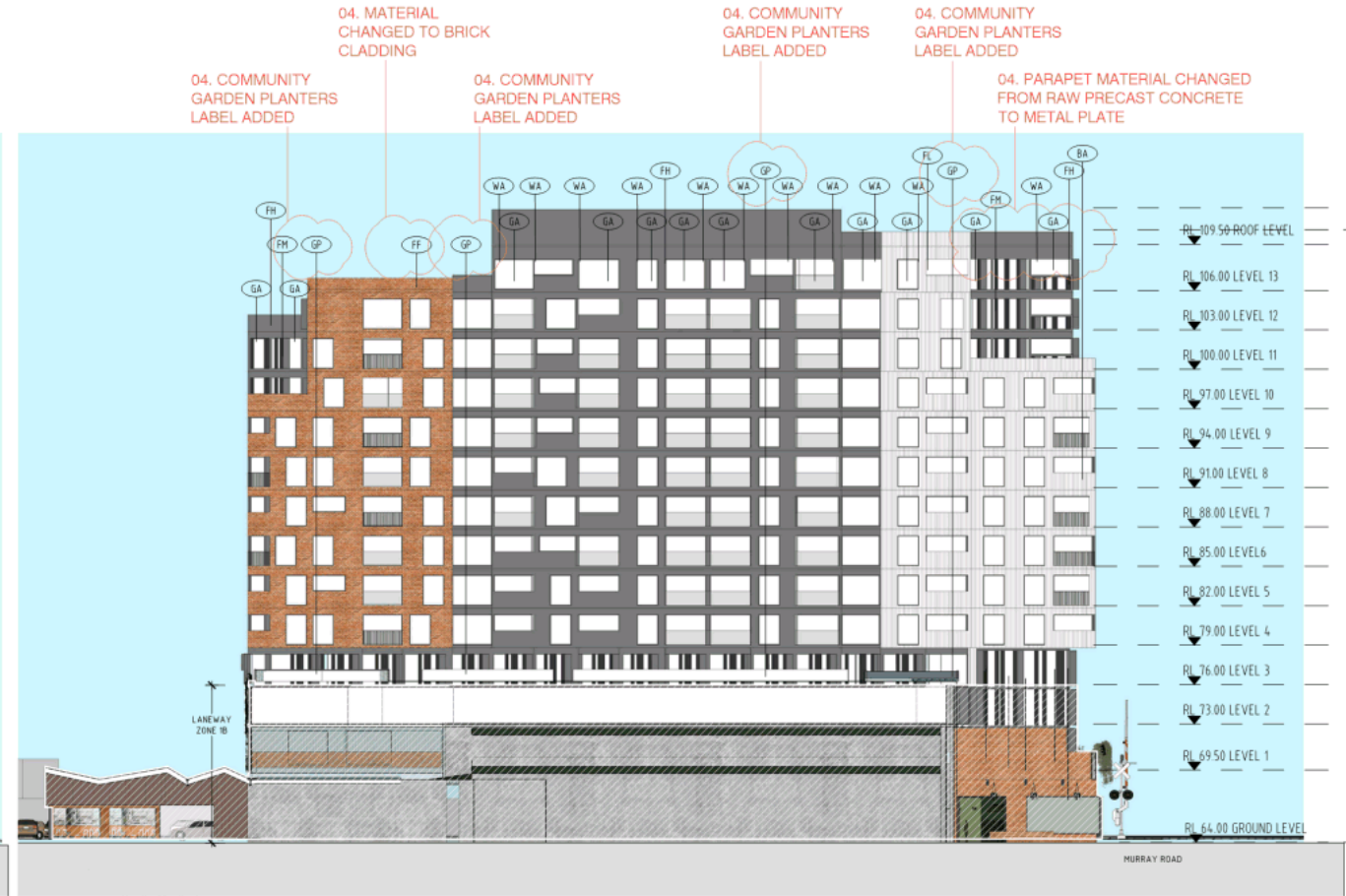
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# STAGE 1C



1 Station Building Elevation - North  
SCALE 1:250



2 Station Building Elevation - East  
SCALE 1:250



3 Station Building Elevation - South  
SCALE 1:250



4 Station Building Elevation - West  
SCALE 1:250

## LEGEND

- WA ALUMINIUM FRAME WINDOW
- GD ROLLER SHUTTER DOOR
- FF BRICK CLADDING (RED)
- FG MESH CLADDING
- FH METAL PLATE
- FI STEEL STRUCTURE, GLAZED PANELS
- FJ RECYCLED BRICK
- FK RAW PRECAST CONCRETE
- FL TEXTURED PRECAST CONCRETE
- FH PERFORATED METAL PANEL
- FM BRICK CLADDING (BLACK)
- FO COLOURED TEXTURED PAINT
- FP ALUMINIUM GRILL SYSTEM
- RB METAL ROOF SHEETING
- BA METAL BALUSTRADE
- BB TIMBER BALUSTRADE
- GA CLEAR DOUBLE GLAZING
- SG IRON SECURITY GATE
- GP COMMUNITY GARDEN PLANTERS

04. LABELS ADDED TO LEGEND

Rev	Date	Initial	Check	Description
04	24.01.21	NA	PD	ISSUED FOR VCAT - AMENDED
03	19.07.2017	DS	PD	ISSUED FOR VCAT
02	28.11.2016	SG	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	AE	SB	ISSUED FOR TOWN PLANNING



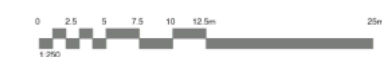
**ISSUED FOR VCAT**

**NH Architecture**  
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12-20 Flanders Lane Facsimile +613 9034 4922  
Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1C**

Drawing Name  
**Elevations - Station**

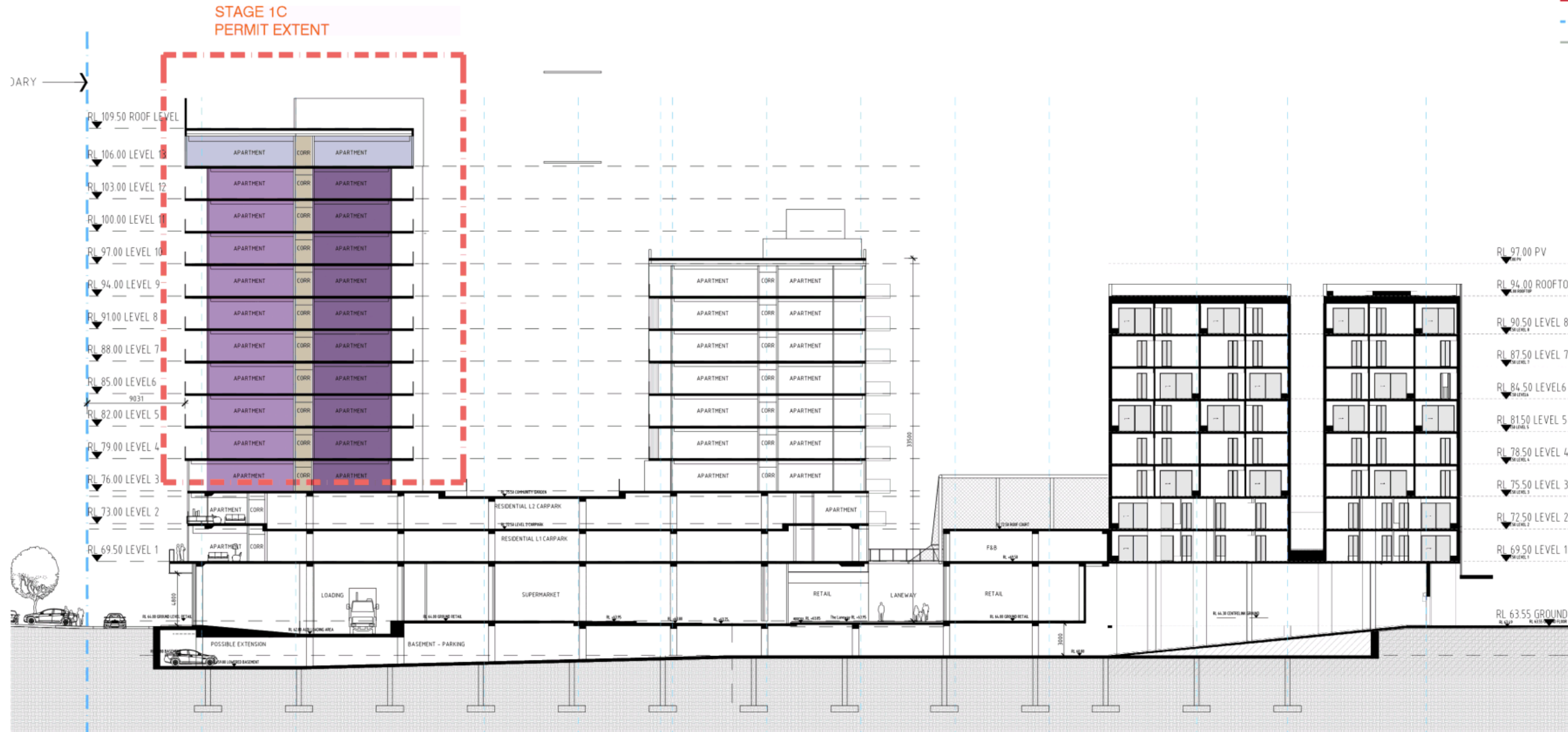
Author	Drawn By	Scale @ A1
PD	DS	1:250
Project Number	Drawing Number	Revision
150260	TP-1C-53	04







# STAGE 1C



- LEGEND**
- PERMIT EXTENT
  - TITLE BOUNDARY
  - BY BREATHE ARCHITECTURE
  - RETAIL - MINI MAJOR
  - RETAIL
  - PUBLIC CORE / CIRCULATION
  - COMMERCIAL
  - F&B
  - COMMUNITY
  - BOH
  - 1 BEDROOM APARTMENT
  - 2 BEDROOM APARTMENT
  - 3 BEDROOM APARTMENT

**C SECTION C**  
3m Floor Height  
SCALE 1:200

03	18.07.2017	DS	PD	ISSUED FOR VCAT
02	30.11.2016	DM	LG	TOWN PLANNING AMENDMENT
01	08.04.2016	DA	SB	ISSUED FOR TOWN PLANNING



**ISSUED FOR VCAT**

**NH Architecture**  
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12-22 Flinders Lane Facsimile +613 9034 4928  
Melbourne, Australia 3000 www.nharchitecture.net

Project Name  
**Preston Market Stage 1C**

Drawing Name  
**Section C**

Author	Drawn By	Scale @ A1
PD	DS	1:200
Project Number	Drawing Number	Revision
150260	TP-1C-61	03



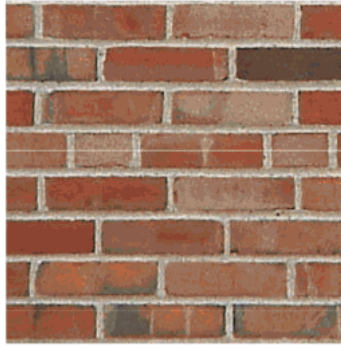
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# STAGE 1C



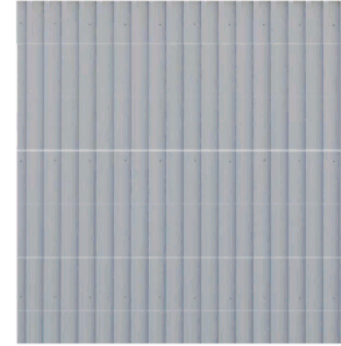
**FF** BRICK CLADDING  
Red



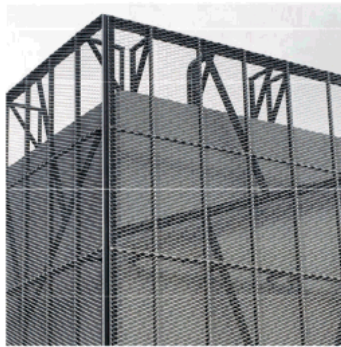
**FJ** RECYCLED BRICK  
Red



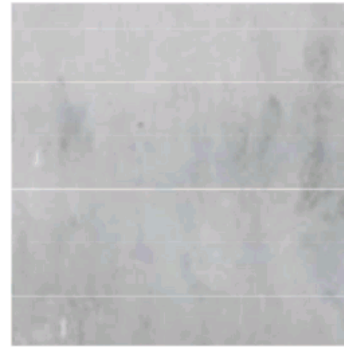
**FK** BRICK CLADDING  
Black



**DC** ROLLER SHUTTER DOOR  
Bold Rib Metal Sheeting



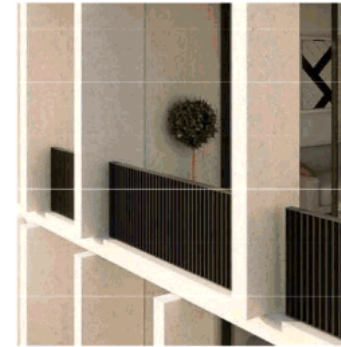
**FG** MESH CLADDING  
Galvanised Steel structure



**FK** PRECAST CONCRETE  
Light and Bright Finish



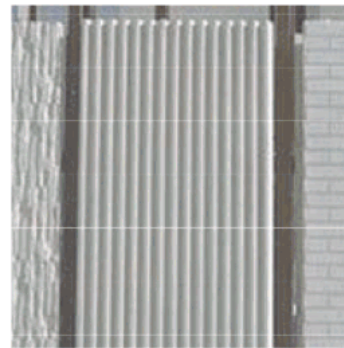
**FO** TEXTURED PAINT FINISH



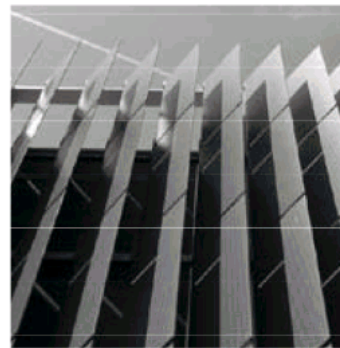
**BA** METAL BALUSTRADES



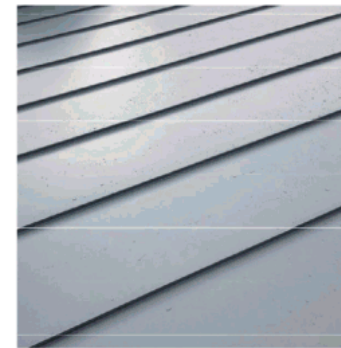
**FH** METAL PLATE  
Cladding



**FL** TEXTURED PRECAST CONCRETE  
Light and Bright Finish



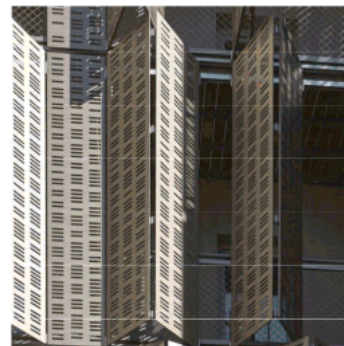
**FP** ALUMINIUM GRILL SYSTEM  
50% Open



**RB** METAL ROOF SHEETING  
Black



**FI** STEEL STRUCTURE, GLAZED  
PANELS



**FM** PERFORATED METAL PANEL  
Powder coat Finish



**MA** METAL FRAME WINDOW  
Clear Double Glaze

## LEGEND

- MA** ALUMINIUM FRAME WINDOW
- DC** ROLLER SHUTTER DOOR
- FF** BRICK CLADDING (RED)
- FG** MESH CLADDING
- FH** METAL PLATE
- FI** STEEL STRUCTURE, GLAZED PANELS
- FJ** RECYCLED BRICK
- FK** RAW PRECAST CONCRETE
- FL** TEXTURED PRECAST CONCRETE
- FM** PERFORATED METAL PANEL
- FN** BRICK CLADDING (BLACK)
- FO** COLOURED TEXTURED PAINT
- FP** ALUMINIUM GRILL SYSTEM
- RB** METAL ROOF SHEETING
- BA** METAL BALUSTRADE
- BB** TIMBER BALUSTRADE
- GA** CLEAR DOUBLE GLAZING

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02	18.07.2017	DS	PD	ISSUED FOR VCAT
01	08.04.2016	KK	SB	ISSUED FOR TOWN PLANNING
Rev	Date	Initial	Check	Description

Client




General Notes

**ISSUED FOR VCAT** ⓘ

**NHArchitecture**

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 12-20 Pridmore Lane Fax/Facsimile +613 9554 1928  
 Melbourne, Australia 3000 www.nharchitecture.net

Project Name

**Preston Market  
Stage 1C**

Drawing Name

Materials & Finishes

Architect	Drawn By	Scale
PD	DS	NA
Project Number	Drawing Number	Revision
150260	TP-1C-81	02

# STAGE 1C







**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 1 Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the substituted amended plans (identified as: Job No. 150260, Drawing Nos. 1B-10 (Rev 3), 1B-30 – 1B-40 (Rev 3), 1B-41 (Rev 2), 1B-51 - 1B-52 (Rev 3), 1B-53 – 1B-54 (Rev 2), 1B-61- 1B-62 (Rev 3 , 1B-63 (Rev 2), 1B-81 and 1B-82 (Rev 2) dated 19.07.2017 prepared by *NH Architecture* and Job No: 1516, Drawing Nos. TP05-TP15 (Rev 3) dated 11.07.2017 prepared by *Breathe Architecture*) but modified to show:
  - (a) Changes shown in the corrected plans (identified as: Job No. 150260, Drawing Nos, 1B-30 – 1B-35 (Rev 4), 1B-51 - 1B-52 (Rev 4), and 1B-61 (Rev 4), dated 24.07.2017 prepared by *NH Architecture*.
  - (b) Setbacks of all built form from the lot boundaries dimensioned on the plans.
  - (c) All wall heights (above natural ground level) dimensioned on the elevations.
  - (d) All corridor widths dimensioned on the plans, and showing a corridor width of at least 1.6 metres, except adjacent to the lift doors where it is to be a minimum width of at least 1.8 metres.
  - (e) Levels provided for the building parapets.
  - (f) Details of the proposed treatment of the ground level façade along Station Avenue in the vicinity of the loading bay, back of house dock / office and car park entry so as to present as far as practicable, an attractive street edge that could include increased glazing to the dock / office, variations in materials and colours, public artwork or other graphic techniques as part of an integrated strategy.
  - (g) Sections and details (at 1:50 or 1:20 scale) showing the treatment and activation within Cook Street, Junction Place and the proposed western laneway (off Junction Place) and the proposed north-south laneway (between Murray Road and Junction Place).

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (h) Details (at 1:50 or 1:20 scale) of the proposed void/entry to the Station Building off Murray Road to create an attractive, inviting, well-let and safe entry to the building.
- (i) Details (at 1:50 or 1:20 scale) of the proposed void/entry to the Laneway Building off Murray Road to create an attractive, inviting, well-let and safe entry to the building.
- (j) Relocation of the bicycle storage areas within the podium to the Station Building currently shown at Levels 1 and 2 in the vicinity of the corner of the Murray Road and Station Avenue (i.e. Temporary Access Road) to a convenient location elsewhere in the development and in their place, dwellings or commercial floor space being shown that activates the façade of the Station Building at these levels.
- (k) Natural light and ventilation being provided to both ends of the internal corridor at Levels 2 to 9 of the Laneway Building.
- (l) All dwellings being provided with an external terrace off a living area having a minimum depth of 2m.
- (m) All east facing dwellings on the lower two levels of the Loft Building to be provided with a new east facing window.
- (n) A revised treatment to the podium of the Laneway Building that faces Murray Road to more clearly distinguish the podium from the upper levels (i.e. Levels 4-9).
- (o) The terrace to the proposed dwelling located in the south-east corner of the Laneway Building (at Level 3) to be repositioned so as to be accessible off the living area (i.e. similar to the Levels above).
- (p) Sections and details (at 1:50 or 1:20 scale) showing the treatment between the podium terraces of the dwellings at Level 3 of the Laneway Building and the communal courtyard/community garden at this level.
- (q) Details of the privacy screening proposed to manage overlooking between terraces belonging to dwellings that are within 9m of each other.

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (r) Details on the treatment and operability of the loading bay along Station Avenue.
- (s) The provision of pedestrian visibility splays in accordance with Clause 52.06-9 to the vehicle access ramp to the basement car park and to the vehicle access ramp to the podium car park.
- (t) All disabled car parking spaces designed in accordance with Clause 52.06-9 and AS2890.6:2006.
- (u) All structural columns positioned in accordance with Clause 52.06 of the Darebin Planning Scheme to ensure the useability of the car parking spaces and access lanes.
- (v) End of trip facilities for bicycle riders are to be provided to the satisfaction of the Responsible Authority.
- (w) Confirm method of operation for windows to maximise ventilation.
- (x) External vertical retractable shading devices to all west facing glazing and/or balconies, unless otherwise agreed by and to the satisfaction of the Responsible Authority.
- (y) The roof top clothes drying area on the Loft Building redesigned to allow through ventilation to the satisfaction of the Responsible Authority
- (z) Details of a continuous canopy along Murray Road extending between the Laneway building and the Station building retail tenancy facing Station Avenue, with the canopy over the public footpath is to be set back at least 0.75 metres from the kerb and to have a minimum clearance height of 3m above the level of the public footpath.
- (aa) Any modifications in accordance with the amended Landscape Plan (Refer to Condition 5 of this Permit).

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (bb) Any modifications in accordance with the amended Sustainable Management Plan (Refer to Condition 10 of this Permit).
- (cc) Any modifications in accordance with the amended Acoustic Assessment (Refer to Condition 12 of this Permit).
- (dd) Any modifications in accordance with the amended Waste Management Plan (Refer to Condition 14 of this Permit).
- (ee) Any modifications in accordance with the car parking management plan (Refer to Condition 15 of this Permit).
- (ff) Any modifications in accordance with the wind management plan (Refer to Condition 30 of this Permit).
- (gg) Any modifications in accordance with the PTV requirements (Refer to Conditions 32 to 36 of this Permit).
- (hh) Any modifications in accordance with the VicRoads requirements (Refer to Conditions 37 to 38 of this Permit).
- (ii) Any modifications in accordance with the Melbourne Water requirements (Refer to Conditions 39 to 46 of this Permit).
- (jj) The design of bicycle spaces to accord with Clause 52.34 or AS2890.3-2015 or to the satisfaction of the Responsible Authority.

When approved, the plans will be endorsed and form part of this Permit.

- 2 The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3 As part of the consultant team NH Architecture and Breathe Architecture or an experienced architect must be engaged to oversee the design intent and construction

**Date Issued** 1 November 2017 **Signature for the Responsible Authority**





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- quality to ensure that the design and quality and the appearance of the approved building is maintained to the satisfaction of the Responsible Authority.
- 4 Prior to commencement of any works, including demolition, a construction management plan must be submitted to and approved by the Responsible Authority and then carried out to the satisfaction of the Responsible Authority. The plan must provide for or include details of access, management and disposal arrangements during construction; methods to manage stormwater runoff; details of building materials recycling; construction parking; and the operation of any continuing uses on the land.
- 5 Concurrent with the endorsement of the plans referred to in Condition 1 of this permit, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority.

The Landscape Plan must be prepared by a suitably qualified person and generally in accordance with the Landscape Plan prepared by Aspect Studios (dated 7 April 2016 and labelled 'Preston Market Stage 1B Landscape Works') but modified to reflect the amended development referred to in Condition 1 of this Permit and to address the recommendations contained in the John Patrick statement of evidence (dated July 2017) as follows:

- (a) Details of the soil depth and volumes of each of the planter box types incorporating rates of 0.6 cubic metres of irrigated soil per 1 sq. metre of tree canopy (planter soil depth no greater than 1.0m); and 1.0 cubic metre of irrigated soil per 10. sq. metres of climbing plants (planter soil depth no greater than 800mm); and any consequential change in planter sizes;
- (b) Planter design for trees to address root anchor stability and resistance to wind throw;
- (c) Location of the communal food garden so that access to light is maximised for effective plant growth;

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (d) Location of trees to assist in the management of wind impacts identified in the wind management plan required by condition 30
- (e) Commentary on the general water needs of the landscaping sufficient to show that the irrigation system is satisfactory.

The Landscape Plan is to be accompanied by a report prepared by a suitably qualified person that explains how the Landscape Plan has adequately addressed the above requirements to the satisfaction of the Responsible Authority.

When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit.

- 6 As part of the consultant team Aspect Studios or an experienced landscape architect must be engaged to oversee the design intent and construction quality to ensure that the design and quality and the appearance of the approved Landscape Plan is maintained to the satisfaction of the Responsible Authority.
- 7 Landscaping as shown on the endorsed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.
- 8 Before the development starts, or at such later stage with the further written approval of the Responsible Authority, a Landscape Maintenance Plan (LMP) prepared by a landscape architect, is to be submitted to the Responsible Authority for approval. Once approved, the LMP must be implemented to the satisfaction of the Responsible Authority. This plan must relate to matters that include, but are not limited to:
  - (a) Duration and management of landscaping during the initial landscaping establishment phase, with such management undertaken under the supervision firm of landscape architects or person with equivalent expertise and experience, to the satisfaction of the Responsible Authority;

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (b) Ongoing responsibility for the implementation of landscape maintenance works by the Owner's Corporation in all areas of common property to achieve a consistent standard of landscaping;
  - (c) A landscaping maintenance program including annual maintenance of the irrigation system.
- 9 Before the construction or carrying out of buildings and works (other than excavation or works required to satisfy the following requirements) either:
- (a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
  - (b) An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the use.

In the event that a statement is issued in accordance with Part IXD of the *Environment Protection Act 1970*, before the development is occupied all conditions of the Statement of Environmental Audit must be complied with.

Written confirmation of compliance with the conditions of the Statement of Environmental Audit must be provided by a suitably qualified environmental professional.

If the conditions of the Statement of Environmental Audit require ongoing maintenance or monitoring, before development is occupied the owner of the land must enter into an Agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority to the effect that all conditions of the Statement of Environmental Audit issued in respect of the land will be complied with. Written confirmation of compliance with the conditions of the Statement of Environmental Audit must be provided by a suitably qualified environmental professional.

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
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**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

A memorandum of the Agreement must be entered on the Title to the land and the owner must pay the costs of the preparation and execution of the Agreement and entry of the memorandum on Title.

- 10 Before the development starts, a Sustainable Management Plan (SMP) prepared by a suitably qualified professional, must be submitted to, and approved in writing by, the Responsible Authority.

The SMP must confirm that the following performance standards are met:

- (a) Green Star Design & As Built (V1.1) 5 Star rating for both the Loft building and the Laneway building.
- (b) 6.5 star average NatHERS rating for both the Loft Building and the Laneway Building.
- (c) All apartments in the development to have a maximum NatHERS annual cooling load of 30MJ/m<sup>2</sup>.
- (d) Compliance with the Urban Stormwater Best Practice Environmental Management Guidelines for the development.
- (e) Provide the ability for at least 15% of carspaces to be retrofitted to accommodate the recharging of electric vehicles.

The following solar photovoltaic systems should be incorporated:

- (f) Loft building: 12.6kW peak capacity
- (g) Laneway building: 12.6kW peak capacity

- 11 Prior to the occupation of the development, a report from the author of the SMP, approved as part of this permit, or similarly qualified person or company, must be submitted to the Responsible Authority.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority**





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved SMP.

- 12 Before development starts, an amended Acoustic Assessment of the development, to the satisfaction of the Responsible Authority, must be submitted to the Responsible Authority. The assessment must be prepared by a suitably qualified acoustic engineer and generally in accordance with the Acoustic Assessment submitted with the application (prepared by Norman Disney & Young dated 21 April 2016) but modified to reflect the amended development referred to in Condition No. 1 of this Permit.

The development must be constructed in accordance with the requirements/ recommendations of the approved Acoustic Assessment to the satisfaction of the Responsible Authority.

- 13 Prior to the occupation of the development, a report from the author of the Acoustic Assessment, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the Acoustic Assessment have been implemented in accordance with the approved Plan and noise and vibration complies with the requirements of the report.

- 14 Before the development starts, an amended Waste Management Plan (WMP), to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the WMP will be endorsed to form part of the Permit.

The WMP must be generally in accordance with the WMP submitted with the application (prepared by prepared by Leigh Design Pty Ltd and dated 5 April 2016) but modified to reflect the amended development referred to in Condition No. 1 of this Permit.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority**





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

All works must be undertaken in accordance with the recommendations contained in the endorsed WMP to the satisfaction of the Responsible Authority.

No alterations to the WMP may occur without the written consent of the Responsible Authority.

The waste storage/collection area must not be used for any other purpose and must be maintained in a clean and tidy condition, and free from offensive odour, to the satisfaction of the Responsible Authority.

- 15 Before the development starts, a Car Parking Management Plan (CPMP) prepared by a suitably qualified professional, must be submitted to, and approved in writing by, the Responsible Authority. The CPMP must include but not limited to the following information:
- (a) a preamble setting out the background to the preparation of the document,
  - (b) a statement of the purposes of the plan;
  - (c) a statement of the overarching principles for car parking management;
  - (d) a list of actions, more specific car parking management actions whose implementation is specifically encouraged;
  - (e) details of car parking management arrangements for future stages of the market re-development;
  - (f) car sharing arrangements between various uses;
  - (g) management of car parking during construction;
  - (h) proposed traffic management and control works on site and on adjoining roads;
  - (i) details of how car parking and loading would be managed across all land in the Priority Development Zone Schedule 1 (Preston Market) throughout the

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- development stages including any proposed parking restrictions, hours of operation and security arrangements where relevant;
- (j) how the site will operate, including predicted peak demands, parking restrictions, hours of operation, security arrangements, any off-site parking requirements, etc during potential interim stages and during construction;
- (k) the overall operation of the Preston Market car park;
- (l) an assessment of car parking demand taken at the completion of each immediately prior stage of development or the application. The assessment is to enable car parking provision to be monitored as floor areas increase and patronage, travel patterns and the mix of uses change, with a view to minimising parking oversupply at any one stage of development
- (m) regular review of the plan;
- (n) reporting to Council,
- (o) intervention by Council, and
- (p) dispute resolution mechanisms.

When approved, the CPMP will be endorsed and form part of this Permit.

- 16 Before the development starts, the owner of the land must enter into an Agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority to the effect that:
  - (a) Not less than 680 car parking spaces are available for market shoppers within the Preston Market land (as shown bounded by a thick red line on page 17 of the *Preston Market Incorporated Plan 2007*) during the construction period of Stage 1B and Stage 1C; and

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
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 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (b) Not less than 711 car parking spaces publicly accessible to all commercial uses and residential visitors within the Preston Market land following the completion of Stage 1B and Stage 1C.

A memorandum of the Agreement must be entered on the Title to the land and the owner must pay the costs of the preparation and execution of the Agreement and entry of the memorandum on Title.

- 17 Car parking spaces must be allocated in accordance with the following requirements:
  - (a) Commercial Uses / Residential Visitors – 177 spaces;
  - (b) Dwellings – 151 spaces with no car parking spaces to be allocated to any dwellings within the Loft building.
- 18 Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:
  - (a) Constructed;
  - (b) Properly formed to such levels that they can be used in accordance with the plans;
  - (c) Surfaced with an all-weather sealcoat;
  - (d) Line marked and;
  - (e) Drained

to the satisfaction of the Responsible Authority.

Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.

- 19 Before the development is occupied, vehicular crossings must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant

**Date Issued** 1 November 2017 **Signature for the Responsible Authority**





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 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
- 20 The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bay, as detailed on the endorsed plans, and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land or on abutting streets.
- 21 Any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/developer to the satisfaction of the relevant authority. All costs associated with any such modifications must be borne by the applicant/developer.
- 22 Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006.  
  
This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- 23 Only one (1) communal television antenna may be erected on each building. Individual antennae for individual dwellings/tenancies must not be erected.
- 24 All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.

**Date Issued** 1 November 2017      **Signature for the Responsible Authority**





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**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
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**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 25 Before the dwellings are occupied, an automatic external lighting system capable of illuminating the shared entry to each building, access to each basement and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.  
  
The external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
- 26 The land must be drained to the satisfaction of the Responsible Authority.
- 27 With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- 28 No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
- 29 Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- 30 By no later than the date plans are submitted for endorsement under condition 1, a wind management plan must be submitted to and approved by the Responsible Authority. The wind management plan must identify how the development will ensure satisfactory wind conditions and identify measures that are required to ensure satisfactory wind conditions. For the purpose of this condition, satisfactory wind conditions are those that apply to the environmental wind criteria proposed in the document *Preston Market Stage 1 Preston – Desktop Environmental Wind Assessment* prepared by MEL Consultants and dated 8 April 2016.

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
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**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 31 Before the approved development commences, the easements E-1 and E-5 as shown on the Plan of Consolidation PC362132A must be varied, so as to be consistent with the approved development.

**PTV Conditions**

- 32 The proposed altered vehicle access at the southern end of Station Avenue and integration with the existing car park must be designed and constructed to the satisfaction of Vic Track, Metro Trains Melbourne (MTM) and Public Transport Victoria at the full cost to the permit holder.
- 33 The permit holder must take all reasonable steps to ensure the relocated vehicle access is communicated to the public and access is retained during construction with appropriate signposting to the satisfaction of Vic Track, MTM and Public Transport Victoria.
- 34 Access to VicTrack land during construction and for maintenance purposes after completion will require permission from Metro Trains Melbourne and Vic Track and will be subject to both organisation's site access procedures and conditions.
- 35 The permit holder must take all reasonable steps to ensure that disruption to bus operation along Murray Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.
- 36 The existing bus stop and associated infrastructure on Murray Road must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder

**VicRoads Conditions**

- 37 Before the development starts, amended plans and surveyed Functional Layout Plans must be submitted to and approved by the Roads Corporation. When approved by the

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

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 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

Roads Corporation, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans (NH Architecture Ref: 150260) dated 18/04/2016 and annotated as but modified to show:

For the intersection of Murray Road and Mary Street must show:

- (a) Approach and departure lane widths for the east approach of Murray Road at Mary Street (interim layout) to be a minimum of 3.0m.
- (b) Eastbound right turn storage lane into Mary Street to provide adequate storage based on SIDRA analysis Ref#16M1366000 and dated 04 July 2016 and submitted to VicRoads on 7 July 2016.

For the intersection (interim layout) of Murray Road and Station Avenue must show:

- (c) Traffic island at Station Avenue entry prohibiting eastbound right turn in to Station Avenue.
- (d) One way left-in only from Murray Road.

38 Before the use approved by this permit commences or before the buildings are occupied, the following roadworks on Murray Road must be completed at no cost to and to the satisfaction of the Roads Corporation:

- (a) New signalised intersection at Mary Street and Murray Road.
- (b) Traffic island at Station Avenue entrance on Murray Road.
- (c) Removal of redundant pedestrian operated signals in front of Centrelink (251 Murray Road, Preston).
- (d) Signage and line-marking as required.

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of two (2) ten-storey buildings comprising 128 dwellings, the re-location of the existing Aldi supermarket, offices, retail tenancies, a food and drink premises, a reduction to the car parking requirements and alterations to the existing vehicle access to Murray Road in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

**Melbourne Water Conditions**

- 39 Prior to the commencement of works, a plan demonstrating the alignment and tabulating the proposed pipes and pit sizes must be submitted to Melbourne Water for approval.
- 40 Floor levels must be set at least 300mm above the applicable 1% AEP flood level.
- 41 Prior to the endorsement of plans, a development plan must be provided demonstrating that freeboard has been achieved for Stage 1.b and Stage 1.c of the development for ground and basement floors.
- 42 Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the AHD, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
- 43 Prior to the endorsement of plans, a basement plan showing adequate freeboard protection to all openings and entrances (including apex) must be submitted for approval by Melbourne Water.
- 44 The internal laneway within Stage 1 (between Stage 1.b and Stage 1.c) of the development is part of the flood mitigation proposal and so must be free of obstruction within the flow path, including but not limited to doors, ramps, steps, etc.
- 45 Any modification to the drainage solution needs to be submitted to and approved by Melbourne Water.
- 46 Prior to the approval of the plan(s) required under conditions 39 – 45 above, suitable arrangements must be made to the satisfaction of Melbourne Water with regard to the location, ownership and on-going maintenance of the proposed pipes and pits.

Date Issued 1 November 2017

Signature for the Responsible Authority





**Permit No:** D/398/2016 (Stage 1B)  
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**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

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**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

**Time limit**

47 This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:

- (a) The development is not started within three (3) years of the issued date of this permit.
- (b) The development is not completed within five (5) years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

Correction

The Tribunal order dated 27 October 2017 contained a minor typographical error. The following correction has been made to the Permit pursuant to Section 71 of the *Planning and Environment Act 1987*:

Condition No 5. (d) stated: Location of trees to assist in the management of wind impacts identified in the wind management plan required by condition 31

And has been corrected to state: Location of trees to assist in the management of wind impacts identified in the wind management plan required by condition 30

Date Issued 1 November 2017

Signature for the Responsible Authority





### **IMPORTANT INFORMATION ABOUT THIS NOTICE**

#### **WHAT HAS BEEN DECIDED?**

The Responsible Authority has issued a permit.

(Note: This is not a permit granted under Division 5 of Part 4 of the Planning and Environment Act 1987).

#### **WHEN DOES A PERMIT BEGIN?**

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case

#### **WHEN DOES A PERMIT EXPIRE?**

1. A permit for the development of land expires if-
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision, or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of the land expires if –
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if –
  - the development or any stage of it does not start within the time specified in the permit, or the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or the use is discontinued for a period of two years
4. If a permit for the use of the land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision –
  - the use or development of any stage is to be taken to have started when the plan is certified, and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry

#### **WHAT ABOUT APPEALS?**

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice Of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An appeal must state the grounds upon which it is based.
- Any appeal must also be served on the Responsible Authority.
- Details about appeals and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.





**Permit No:** D/393/2016 (Stage 1C)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of a ten storey building above a four storey podium (total of 14 storeys) comprising 155 dwellings and a reduction to the car parking requirements in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 1 Before the development starts, amended plans to the satisfaction of the Responsible Authority must be submitted to, and approved by, the Responsible Authority. The plans must be drawn to scale with dimensions and must be generally in accordance with the substituted amended plans (identified as: Job No. 150260, Drawing Nos. 1C-34 – 1C-44 (Rev 3), 1C-46 (Rev 3), 1C-53 (Rev 3), 1C-54 (Rev 1), 1C-61 (Rev 3), and 1C-81 (Rev 2) ) dated 19.07.2017 prepared by *NH Architecture* but modified to show:
  - (a) Changes shown in the corrected plans (identified as: Job No. 150260, Drawing Nos. 1C-34-1C-44 (Rev 4), 1C-53 (Rev 4), and 1C-54 (Rev 2), dated 24.04.2017 prepared by *NH Architecture*.
  - (b) Setbacks of all built form from the lot boundaries dimensioned on the plans.
  - (c) All wall heights (above natural ground level) dimensioned on the elevations.
  - (d) All corridor widths dimensioned on the plans, and showing a corridor width of at least 1.6 metres, except adjacent to the lift doors where it is to be a minimum width of at least 1.8 metres.
  - (e) Levels provided for the building parapets.
  - (f) A break-out space off the western side of the internal corridor at Levels 3 to 12 that is at least 3m wide and provides for an outlook and natural ventilation.
  - (g) Natural light and ventilation being provided to both ends of the internal corridor at Levels 3 to 13.
  - (h) All dwellings being provided with an external terrace off a living area having a minimum depth of 2m;
  - (i) Sections and details (at 1:50 or 1:20 scale) showing the treatment between the podium terraces of the dwellings at Level 3 and the communal courtyard/community garden at this level.
  - (j) Details of the privacy screening proposed to manage overlooking between terraces belonging to dwellings that are within 9m of each other.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_





**Permit No:** D/393/2016 (Stage 1C)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of a ten storey building above a four storey podium (total of 14 storeys) comprising 155 dwellings and a reduction to the car parking requirements in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (k) Confirm method of operation for windows, to maximise ventilation.
- (l) External vertical retractable shading devices to all west facing glazing and/or balconies, unless otherwise agreed by and to the satisfaction of the Responsible Authority.
- (m) The canopy over the public footpath set back 0.75 metres from the kerb and to have a minimum clearance height of 3m above the level of the public footpath.
- (n) Any modifications in accordance with the amended Landscape Plan (Refer to Condition 5 of this Permit).
- (o) Any modifications in accordance with the amended Sustainable Management Plan (Refer to Condition 10 of this Permit).
- (p) Any modifications in accordance with the amended Acoustic Assessment (Refer to Condition 12 of this Permit).
- (q) Any modifications in accordance with the amended Waste Management Plan (Refer to Condition 14 of this Permit).
- (r) Any modifications in accordance with the car parking management plan (Refer to Condition 15 of this Permit).
- (s) Any modifications in accordance with the wind management plan (Refer to Condition 30 of this Permit).
- (t) Any modifications in accordance with the PTV requirements (Refer to Conditions 31 to 35 of this Permit).
- (u) Any modifications in accordance with the VicRoads requirements (Refer to Condition 36 to 37 of this Permit).
- (v) Any modifications in accordance with the Melbourne Water requirements (Refer to Conditions 38 to 45 of this Permit).

When approved, the plans will be endorsed and form part of this Permit.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_



**Permit No:** D/393/2016 (Stage 1C)  
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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 2 The development as shown on the endorsed plans must not be altered without the prior written consent of the Responsible Authority.
- 3 As part of the consultant team NH Architecture and Breathe Architecture or an experienced architect must be engaged to oversee the design intent and construction quality to ensure that the design and quality and the appearance of the approved building is maintained to the satisfaction of the Responsible Authority.
- 4 Prior to commencement of any works, including demolition, a construction management plan must be submitted to and approved by the Responsible Authority and then carried out to the satisfaction of the Responsible Authority. The plan must provide for or include details of access, management and disposal arrangements during construction; methods to manage stormwater runoff; details of building materials recycling; construction parking; and the operation of any continuing uses on the land.
- 5 Before the development starts, an amended Landscape Plan to the satisfaction of the Responsible Authority must be submitted to, and approved by the Responsible Authority.  
 The Landscape Plan must be prepared by a suitably qualified person and generally in accordance with the Landscape Plan prepared by Aspect Studios (dated 8 April 2016 and labelled "Preston Market Stage 1C Landscape Works) but modified to reflect the amended development referred to in Condition No. 1 of this Permit. and to address the recommendations contained in the John Patrick statement of evidence (dated July 2017) as follows:
  - (a) Details of the soil depth and volumes of each of the planter box types incorporating rates of 0.6 cubic metres of irrigated soil per 1 sq. metre of tree canopy (planter soil depth no greater than 1.0m); and 1.0 cubic metre of irrigated soil per 10. sq. metres of climbing plants (planter soil depth no greater than 800mm); and any consequential change in planter sizes;
  - (b) Commentary on the general water needs of the landscaping sufficient to show that the irrigation system is satisfactory.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_





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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

The Landscape Plan is to be accompanied by a report prepared by a suitably qualified person that explains how the Landscape Plan has adequately addressed the above requirements to the satisfaction of the Responsible Authority.

When the Landscape Plan is approved, it will be endorsed and will then form part of this Permit.

- 6 As part of the consultant team Aspect Studios or an experienced landscape architect must be engaged to oversee the design intent and construction quality to ensure that the design and quality and the appearance of the approved Landscape Plan is maintained to the satisfaction of the Responsible Authority.
- 7 Landscaping as shown on the endorsed landscape plan must be carried out and completed to the satisfaction of the Responsible Authority prior to the occupation of the development.
- 8 Before the development starts, or at such later stage with the further written approval of the Responsible Authority, a Landscape Maintenance Plan (LMP) prepared by a landscape architect, is to be submitted to the Responsible Authority for approval. Once approved, the LMP must be implemented to the satisfaction of the Responsible Authority. This plan must relate to matters that include, but are not limited to:
  - (a) Duration and management of landscaping during the initial landscaping establishment phase, with such management undertaken under the supervision firm of landscape architects or person with equivalent expertise and experience, to the satisfaction of the Responsible Authority;
  - (b) Ongoing responsibility for the implementation of landscape maintenance works by the Owner's Corporation in all areas of common property to achieve a consistent standard of landscaping;
  - (c) A landscaping maintenance program including annual maintenance of the irrigation system.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_



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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 9 Before the construction or carrying out of buildings and works (other than excavation or works required to satisfy the following requirements) either:
  - (a) A certificate of environmental audit must be issued for the land in accordance with Part IXD of the *Environment Protection Act 1970*, or
  - (b) An environmental auditor appointed under the *Environment Protection Act 1970* must make a statement in accordance with Part IXD of that Act that the environmental conditions of the land are suitable for the use.

In the event that a statement is issued in accordance with Part IXD of the *Environment Protection Act 1970*, before the development is occupied all conditions of the Statement of Environmental Audit must be complied with.

Written confirmation of compliance with the conditions of the Statement of Environmental Audit must be provided by a suitably qualified environmental professional.

If the conditions of the Statement of Environmental Audit require ongoing maintenance or monitoring, before development is occupied the owner of the land must enter into an Agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987* to the satisfaction of the Responsible Authority to the effect that all conditions of the Statement of Environmental Audit issued in respect of the land will be complied with. Written confirmation of compliance with the conditions of the Statement of Environmental Audit must be provided by a suitably qualified environmental professional.

A memorandum of the Agreement must be entered on the Title to the land and the owner must pay the costs of the preparation and execution of the Agreement and entry of the memorandum on Title.

- 10 Before the development starts, a Sustainable Management Plan (SMP) prepared by a suitably qualified professional, must be submitted to, and approved in writing by, the Responsible Authority.

The SMP must confirm that the following performance standards are met:

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**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_





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**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (a) Green Star Design & As Built (V1.1) 5 Star rating for the Station building
- (b) 6.5 star average NatHERS rating
- (c) All apartments in the development to have a maximum NatHERS annual cooling load of 30MJ/m<sup>2</sup>
- (d) Compliance with the Urban Stormwater Best Practice Environmental Management Guidelines for the development

In addition, a solar photovoltaic system with a 21.6kW peak capacity should be installed on the roof of the Station building.

11 Prior to the occupation of the development, a report from the author of the SMP, approved as part of this permit, or similarly qualified person or company, must be submitted to the Responsible Authority.

The report must be to the satisfaction of the Responsible Authority and must confirm that all measures specified in the SMP have been implemented in accordance with the approved SMP.

12 Before development starts, an amended Acoustic Assessment of the development, to the satisfaction of the Responsible Authority, must be submitted to the Responsible Authority. The assessment must be prepared by a suitably qualified acoustic engineer and generally in accordance with the Acoustic Assessment submitted with the application (prepared by Norman Disney & Young dated 21 April 2016) but modified to reflect the amended development referred to in Condition No. 1 of this Permit.

The development must be constructed in accordance with the requirements/ recommendations of the approved Acoustic Assessment to the satisfaction of the Responsible Authority.

13 Prior to the occupation of the development, a report from the author of the Acoustic Assessment, approved pursuant to this permit, or similarly qualified person or company, must be submitted to the Responsible Authority. The report must be to the satisfaction of

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_



**Permit No:** D/393/2016 (Stage 1C)  
**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

**ADDRESS OF THE LAND:** PRESTON MARKET, CRAMER & MARY STREET  
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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

the Responsible Authority and must confirm that all measures specified in the Acoustic Assessment have been implemented in accordance with the approved Plan and noise and vibration complies with the requirements of the report.

- 14 Before the development starts, an amended Waste Management Plan (WMP), to the satisfaction of the Responsible Authority must be submitted to and approved by the Responsible Authority. When approved the WMP will be endorsed to form part of the Permit.

The WMP must be generally in accordance with the WMP submitted with the application (prepared by prepared by Leigh Design Pty Ltd and dated 5 April 2016) but modified to reflect the amended development referred to in Condition No. 1 of this Permit.

All works must be undertaken in accordance with the recommendations contained in the endorsed WMP to the satisfaction of the Responsible Authority.

No alterations to the WMP may occur without the written consent of the Responsible Authority.

The waste storage/collection area must not be used for any other purpose and must be maintained in a clean and tidy condition, and free from offensive odour, to the satisfaction of the Responsible Authority.

- 15 Before the development starts, a Car Parking Management Plan (CPMP) prepared by a suitably qualified professional, must be submitted to, and approved in writing by, the Responsible Authority. The CPMP must include but not limited to the following information:

- (a) a preamble setting out the background to the preparation of the document,
- (b) a statement of the purposes of the plan;
- (c) a statement of the overarching principles for car parking management;
- (d) a list of actions, more specific car parking management actions whose implementation is specifically encouraged;

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_





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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (e) details of car parking management arrangements for future stages of the market re-development;
- (f) car sharing arrangements between various uses;
- (g) management of car parking during construction;
- (h) proposed traffic management and control works on site and on adjoining roads;
- (i) details of how car parking and loading would be managed across all land in the Priority Development Zone Schedule 1 (Preston Market) throughout the development stages including any proposed parking restrictions, hours of operation and security arrangements where relevant;
- (j) how the site will operate, including predicted peak demands, parking restrictions, hours of operation, security arrangements, any off-site parking requirements, etc during potential interim stages and during construction;
- (k) the overall operation of the Preston Market car park;
- (l) an assessment of car parking demand taken at the completion of each immediately prior stage of development or the application. The assessment is to enable car parking provision to be monitored as floor areas increase and patronage, travel patterns and the mix of uses change, with a view to minimising parking oversupply at any one stage of development
- (m) regular review of the plan;
- (n) reporting to Council,
- (o) intervention by Council, and
- (p) dispute resolution mechanisms.

When approved, the CPMP will be endorsed and form part of this Permit.

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**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_



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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

16 Before the development starts, the owner of the land must enter into an Agreement with the Responsible Authority under Section 173 of the Planning and Environment Act 1987 to the satisfaction of the Responsible Authority to the effect that:

- (a) Not less than 680 car parking spaces are available for market shoppers within the Preston Market land (as shown bounded by a thick red line on page 17 of the *Preston Market Incorporated Plan 2007*) during the construction period of Stage 1B and Stage 1C; and
- (b) Not less than 711 car parking spaces are publicly accessible to all commercial uses and residential visitors within the Preston Market land following the completion of Stage 1B and Stage 1C.

A memorandum of the Agreement must be entered on the Title to the land and the owner must pay the costs of the preparation and execution of the Agreement and entry of the memorandum on Title.

17 Car parking spaces must be allocated in accordance with the following requirements:

- (a) Commercial Uses / Residential Visitors – 177 spaces;
- (b) Dwellings – 151 spaces with no car parking space to be allocated to dwellings within the Loft building.

18 Before occupation of the development, areas set aside for the parking of vehicles and access lanes as shown on the endorsed plans must be:

- (a) Constructed;
- (b) Properly formed to such levels that they can be used in accordance with the plans;
- (c) Surfaced with an all-weather sealcoat;
- (d) Line marked and;
- (e) Drained

to the satisfaction of the Responsible Authority.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_





**Permit No:** D/393/2016 (Stage 1C)  
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**Responsible Authority:** City of Darebin

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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- Car spaces, access lanes and driveways shown on the endorsed plans must not be used for any other purpose.
- 19 Before the development is occupied, vehicular crossings must be constructed to align with approved driveways to the satisfaction of the Responsible Authority. All redundant crossing(s), crossing opening(s) or parts thereof must be removed and replaced with footpath, naturestrip and kerb and channel to the satisfaction of the Responsible Authority.
- 20 The loading and unloading of goods from vehicles must only be carried out on the subject land within the designated loading bay, as detailed on the endorsed plans, and must be conducted in a manner which does not cause any interference with the circulation and parking of vehicles on the land or on abutting streets.
- 21 Any modification to existing infrastructure and services within the road reservation (including, but not restricted to, electricity supply, telecommunications services, gas supply, water supply, sewerage services and stormwater drainage) necessary to provide the required access to the site, must be undertaken by the applicant/developer to the satisfaction of the relevant authority. All costs associated with any such modifications must be borne by the applicant/developer.
- 22 Floor levels shown on the endorsed plans must be confirmed. The confirmation of the ground floor level must take place no later than at the time of the inspection of the subfloor of the development required under the *Building Act 1993* and the Building Regulations 2006.  
  
 This confirmation must be in the form of a report from a licensed land surveyor and must be submitted to the Responsible Authority no later than 7 days from the date of the sub-floor inspection. The upper floor levels must be confirmed before a Certificate of Occupancy is issued, by a report from a licensed land surveyor submitted to the Responsible Authority.
- 23 Only one (1) communal television antenna may be erected on each building. Individual antennae for individual dwellings/tenancies must not be erected.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_

Planning and Environment Regulations 1998 Form 4.0



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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 24 All dwellings that share dividing walls and/or floors must be constructed to limit noise transmission in accordance with Part F(5) of the Building Code of Australia.
- 25 Before the dwellings are occupied, an automatic external lighting system capable of illuminating the shared entry to each building, access to each basement and car parking space and all pedestrian walkways must be provided on the land to the satisfaction of the Responsible Authority.  
  
The external lighting must be designed, baffled and/or located to ensure that no loss of amenity is caused to adjoining and nearby land, to the satisfaction of the Responsible Authority.
- 26 The land must be drained to the satisfaction of the Responsible Authority.
- 27 With the exception of guttering, rainheads and downpipes, all pipes, fixtures, fittings and vents servicing any building on the land must be concealed in service ducts or otherwise hidden from view to the satisfaction of the Responsible Authority.
- 28 No plant, equipment, services or architectural features other than those shown on the endorsed plans are permitted above the roof level of the building/s without the prior written consent of the Responsible Authority.
- 29 Provision must be made on the land for letter boxes and receptacles for newspapers to the satisfaction of the Responsible Authority.
- 30 By no later than the date plans are submitted for endorsement under condition 1, a wind management plan must be submitted to and approved by the Responsible Authority. The wind management plan must identify how the development will ensure satisfactory wind conditions and identify measures that are required to ensure satisfactory wind conditions. For the purpose of this condition, satisfactory wind conditions are those that apply to the environmental wind criteria proposed in the document *Preston Market Stage 1 Preston – Desktop Environmental Wind Assessment* prepared by MEL Consultants and dated 8 April 2016.

**PTV Conditions**

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_





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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 31 The proposed altered vehicle access at the southern end of Station Avenue and integration with the existing car park must be designed and constructed to the satisfaction of Vic Track, Metro Trains Melbourne (MTM) and Public Transport Victoria at the full cost to the permit holder.
- 32 The permit holder must take all reasonable steps to ensure the relocated vehicle access is communicated to the public and access is retained during construction with appropriate signposting to the satisfaction of Vic Track, MTM and Public Transport Victoria.
- 33 Access to VicTrack land during construction and for maintenance purposes after completion will require permission from Metro Trains Melbourne and Vic Track and will be subject to both organisation’s site access procedures and conditions.
- 34 The permit holder must take all reasonable steps to ensure that disruption to bus operation along Murray Road is kept to a minimum during the construction of the development. Foreseen disruptions to bus operations and mitigation measures must be communicated to Public Transport Victoria fourteen days (14) prior.
- 35 The existing bus stop and associated infrastructure on Murray Road must not be altered without the prior consent of Public Transport Victoria. Any alterations including temporary works or damage during construction must be rectified to the satisfaction of Public Transport Victoria and at the cost of the permit holder

**VicRoads Conditions**

- 36 Before the development starts, amended plans and surveyed Functional Layout Plans must be submitted to and approved by the Roads Corporation. When approved by the Roads Corporation, the plans may be endorsed by the Responsible Authority and will then form part of the permit. The plans must be drawn to scale with dimensions and two copies must be provided. The plans must be generally in accordance with the plans (NH Architecture Ref: 150260) dated 18/04/2016 and annotated as but modified to show:  
 For the intersection of Murray Road and Mary Street must show:

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_

Planning and Environment Regulations 1998 Form 4.0



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**Planning Scheme:** Darebin Planning Scheme  
**Responsible Authority:** City of Darebin

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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- (a) Approach and departure lane widths for the east approach of Murray Road at Mary Street (interim layout) to be a minimum of 3.0m.
- (b) Eastbound right turn storage lane into Mary Street to provide adequate storage based on SIDRA analysis Ref#16M1366000 and dated 04 July 2016 and submitted to VicRoads on 7 July 2016.

For the intersection (interim layout) of Murray Road and Station Avenue must show:

- (c) Traffic island at Station Avenue entry prohibiting eastbound right turn in to Station Avenue.
- (d) One way left-in only from Murray Road.

37 Before the use approved by this permit commences or before the buildings are occupied, the following roadworks on Murray Road must be completed at no cost to and to the satisfaction of the Roads Corporation:

- (a) New signalised intersection at Mary Street and Murray Road.
- (b) Traffic island at Station Avenue entrance on Murray Road.
- (c) Removal of redundant pedestrian operated signals in front of Centrelink (251 Murray Road, Preston).
- (d) Signage and line-marking as required.

**Melbourne Water Conditions**

- 38 Prior to the commencement of works, a plan demonstrating the alignment and tabulating the proposed pipes and pit sizes must be submitted to Melbourne Water for approval.
- 39 Floor levels must be set at least 300mm above the applicable 1% AEP flood level.
- 40 Prior to the endorsement of plans, a development plan must be provided demonstrating that freeboard has been achieved for Stage 1.b and Stage 1.c of the development for ground and basement floors.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_





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**Responsible Authority:** City of Darebin

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**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

- 41 Prior to the issue of an Occupancy Permit, a certified survey plan, showing finished floor levels (as constructed) reduced to the AHD, must be submitted to Melbourne Water to demonstrate that the floor levels have been constructed in accordance with Melbourne Water's requirements.
- 42 Prior to the endorsement of plans, a basement plan showing adequate freeboard protection to all openings and entrances (including apex) must be submitted for approval by Melbourne Water.
- 43 The internal laneway within Stage 1 (between Stage 1.b and Stage 1.c) of the development is part of the flood mitigation proposal and so must be free of obstruction within the flow path, including but not limited to doors, ramps, steps, etc.
- 44 Any modification to the drainage solution needs to be submitted to and approved by Melbourne Water.
- 45 Prior to the approval of the plan(s) required under conditions 38 to 44 above, suitable arrangements must be made to the satisfaction of Melbourne Water with regard to the location, ownership and on-going maintenance of the proposed pipes and pits.

**Time limit**

- 46 This permit as it relates to development (buildings and works) will expire if one of the following circumstances applies:
  - (a) The development is not started within three (3) years of the issued date of this permit.
  - (b) The development is not completed within five (5) years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the Responsible Authority for an extension of the periods referred to in this condition.

**Date Issued** 1 November 2017 **Signature for the Responsible Authority** \_\_\_\_\_



**Permit No:** D/393/2016 (Stage 1C)  
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 PRESTON VIC 3072

**THE PERMIT ALLOWS:** Development of a ten storey building above a four storey podium (total of 14 storeys) comprising 155 dwellings and a reduction to the car parking requirements in accordance with the endorsed plans.

**IN ACCORDANCE WITH THE ORDER OF THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL DATED 27 OCTOBER 2017.**

**THE FOLLOWING CONDITIONS APPLY TO THIS PERMIT:**

Within twelve (12) months after the expiry date if the request relates to the completion of the development or a stage of the development.

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**Date Issued** 1 November 2017      **Signature for the Responsible Authority** \_\_\_\_\_





### ***IMPORTANT INFORMATION ABOUT THIS NOTICE***

#### **WHAT HAS BEEN DECIDED?**

The Responsible Authority has issued a permit.

*(Note: This is not a permit granted under Division 5 of Part 4 of the Planning and Environment Act 1987).*

#### **WHEN DOES A PERMIT BEGIN?**

A permit operates:

- from the date specified in the permit; or
- if no date is specified, from
  - (i) the date of the decision of the Victorian Civil and Administrative Tribunal, if the permit was issued at the direction of the Tribunal; or
  - (ii) the date on which it was issued, in any other case

#### **WHEN DOES A PERMIT EXPIRE?**

1. A permit for the development of land expires if-
  - the development or any stage of it does not start within the time specified in the permit, or
  - the development requires the certification of a plan of subdivision or consolidation under the *Subdivision Act 1988* and the plan is not certified within two years of the issue of the permit, unless the permit contains a different provision, or
  - the development or any stage is not completed within the time specified in the permit, or, if no time is specified, within two years after the issue of the permit or in the case of a subdivision or consolidation within 5 years of the certification of the plan of subdivision or consolidation under the *Subdivision Act 1988*.
2. A permit for the use of the land expires if –
  - the use does not start within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use is discontinued for a period of two years.
3. A permit for the development and use of land expires if –
  - the development or any stage of it does not start within the time specified in the permit, or the development or any stage of it is not completed within the time specified in the permit, or if no time is specified, within two years after the issue of the permit, or
  - the use does not start within the time specified in the permit, or, if no time is specified, within two years after the completion of the development, or the use is discontinued for a period of two years
4. If a permit for the use of the land or the development and use of land or relating to any of the circumstances mentioned in section 6A(2) of the *Planning and Environment Act 1987*, or to any combination of use, development or any of those circumstances requires the certification of a plan under the *Subdivision Act 1988*, unless the permit contains a different provision –
  - the use or development of any stage is to be taken to have started when the plan is certified, and
  - the permit expires if the plan is not certified within two years of the issue of the permit.
5. The expiry of a permit does not affect the validity of anything done under that permit before the expiry

#### **WHAT ABOUT APPEALS?**

- The person who applied for the permit may appeal against any condition in the permit unless it was granted at the direction of the Victorian Civil and Administrative Tribunal where, in which case no right of appeal exists.
- An appeal must be lodged within 60 days after the permit was issued, unless a Notice Of Decision to grant a permit has been issued previously, in which case the appeal must be lodged within 60 days after the giving of that notice.
- An appeal is lodged with the Victorian Civil and Administrative Tribunal.
- An appeal must be made on a Notice of Appeal form which can be obtained from the Victorian Civil and Administrative Tribunal, and be accompanied by the applicable fee.
- An appeal must state the grounds upon which it is based.
- Any appeal must also be served on the Responsible Authority.
- Details about appeals and the fees payable can be obtained from the Victorian Civil and Administrative Tribunal.

## **6. OTHER BUSINESS**

### **6.1 GENERAL PLANNING INFORMATION: SCHEDULED VCAT APPLICATIONS**

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There is no General Planning Information supplied this month – General Planning Information will be supplied at the next planning meeting and will cover both months.

#### **Related Documents**

Nil

#### **Attachments**

Nil



**7. CONSIDERATION OF REPORTS CONSIDERED CONFIDENTIAL**


**8. CLOSE OF MEETING**

**CITY OF  
DAREBIN**

274 Gower Street, Preston  
PO Box 91, Preston, Vic 3072  
T 8470 8888 F 8470 8877  
E [mailbox@darebin.vic.gov.au](mailto:mailbox@darebin.vic.gov.au)  
[darebin.vic.gov.au](http://darebin.vic.gov.au)

 **National Relay Service**  
[relayservice.gov.au](http://relayservice.gov.au)

If you are deaf, or have a hearing or speech impairment, contact us through the National Relay Service.

 **Speak your language**  
T 8470 8470

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